

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** E Lake Forest Park / W Kenmore / 4

**Previous Physical Inspection:** 2005

**Improved Sales:**

Number of Sales: 706

Range of Sale Dates: 1/2003 - 12/2005

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2005 Value</b>	\$142,000	\$185,900	\$327,900	\$350,300	93.6%	12.33%
<b>2006 Value</b>	\$170,300	\$174,500	\$344,800	\$350,300	98.4%	12.06%
<b>Change</b>	+\$28,300	- \$11,400	+\$16,900		+4.8%	-0.27%
<b>% Change</b>	+19.9%	- 6.1%	+5.2%		+5.1%	-2.19%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of and -2.19% represent an improvement.

-0.27%

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2005 Value</b>	\$147,300	\$184,400	\$331,700
<b>2006 Value</b>	\$176,700	\$172,800	\$349,500
<b>Percent Change</b>	+20.0%	- 6.3%	+5.4%

Number of one to three unit residences in the Population: 4872

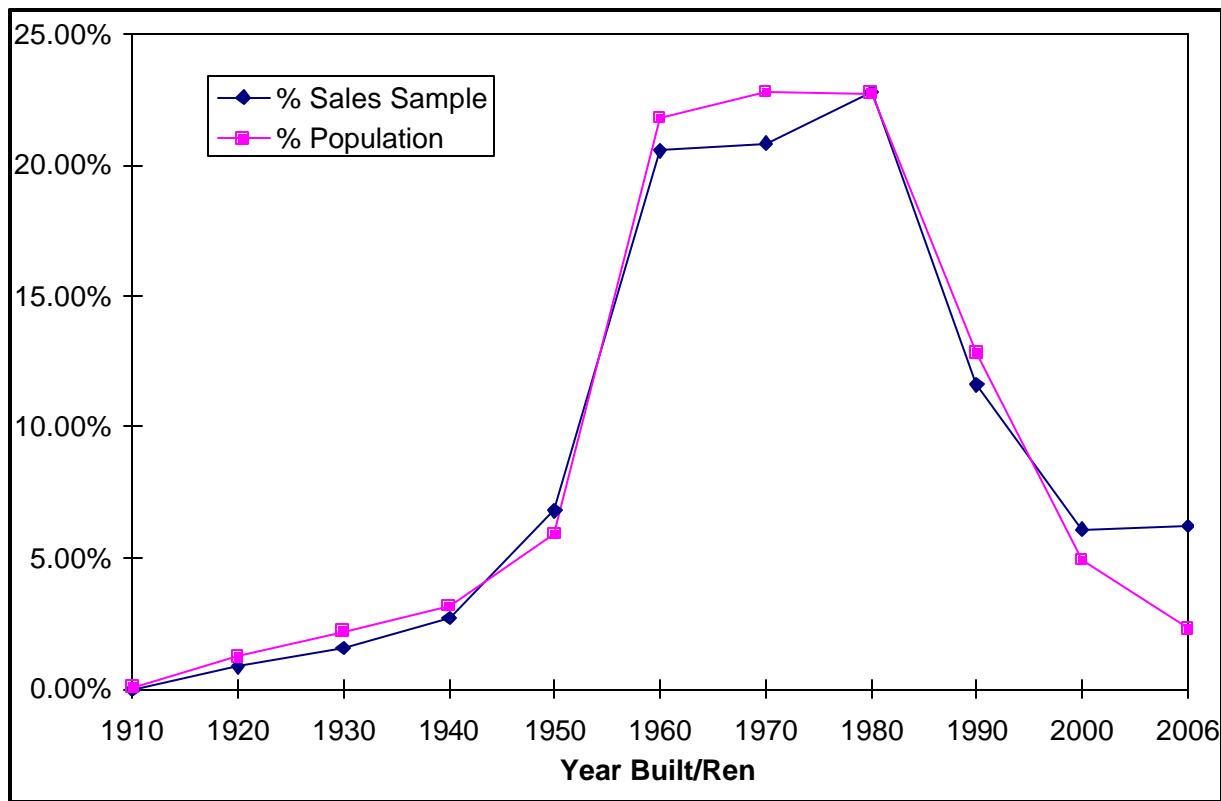
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in the Lake Forest Heights plat had assessment ratios higher than others and the formula adjusted them downward. Properties coded with topography or with grade 6 homes also had assessment ratios higher than others and the formula adjusted them up less than others. Properties with views had assessment ratios lower than others and the formula adjusted them upward. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	6	0.85%
1930	11	1.56%
1940	19	2.69%
1950	48	6.80%
1960	145	20.54%
1970	147	20.82%
1980	161	22.80%
1990	82	11.61%
2000	43	6.09%
2006	44	6.23%
	706	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	3	0.06%
1920	60	1.23%
1930	108	2.22%
1940	155	3.18%
1950	289	5.93%
1960	1062	21.80%
1970	1110	22.78%
1980	1108	22.74%
1990	625	12.83%
2000	240	4.93%
2006	112	2.30%
	4872	

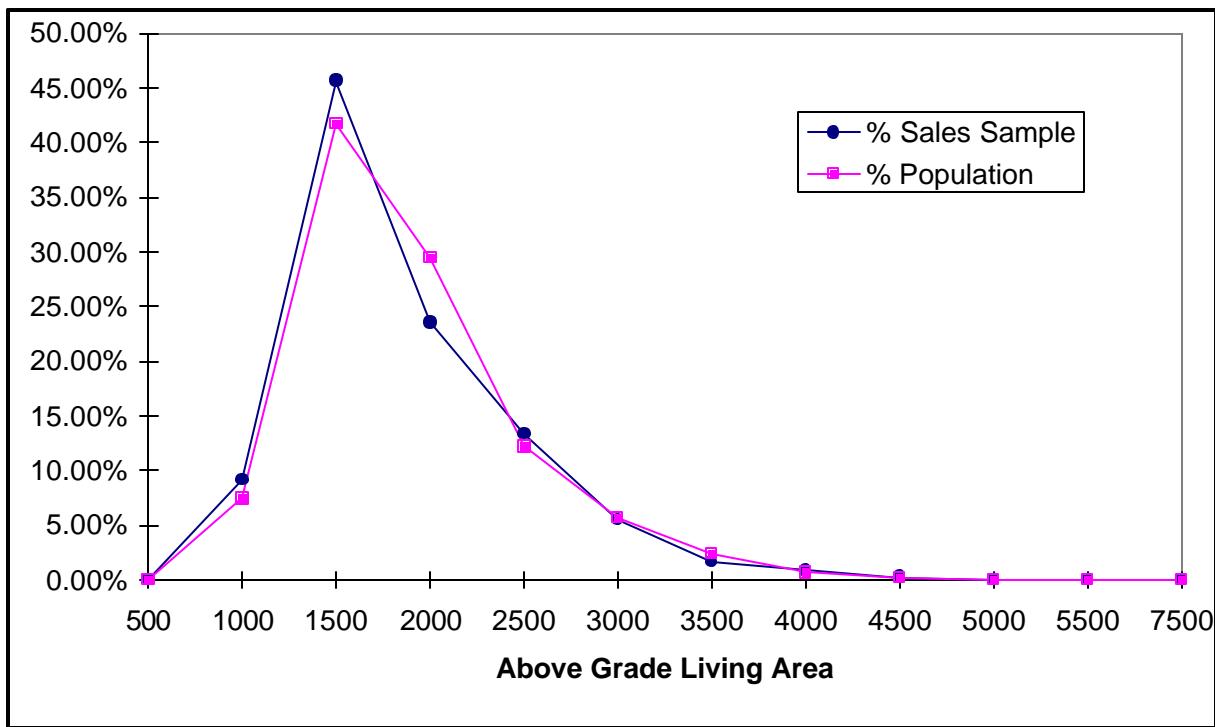


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	65	9.21%
1500	322	45.61%
2000	166	23.51%
2500	94	13.31%
3000	39	5.52%
3500	12	1.70%
4000	6	0.85%
4500	2	0.28%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	706	

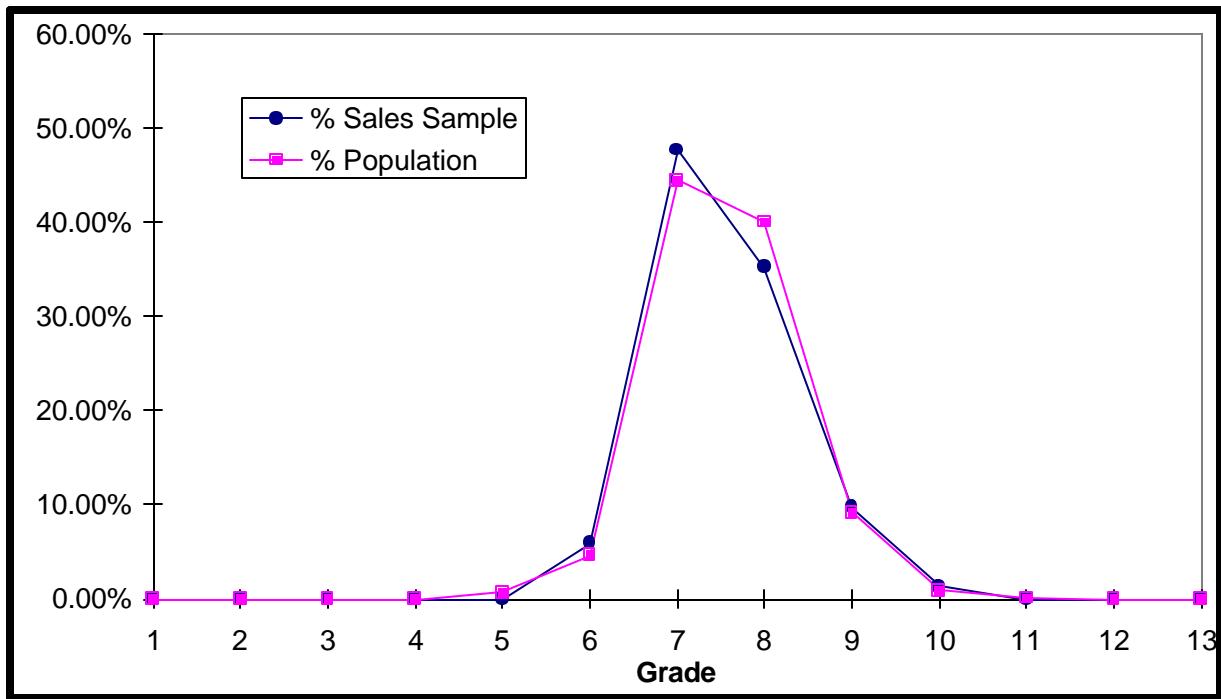
<b>Population</b>		
AGLA	Frequency	% Population
500	3	0.06%
1000	364	7.47%
1500	2033	41.73%
2000	1434	29.43%
2500	596	12.23%
3000	278	5.71%
3500	116	2.38%
4000	35	0.72%
4500	9	0.18%
5000	1	0.02%
5500	1	0.02%
7500	2	0.04%
	4872	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

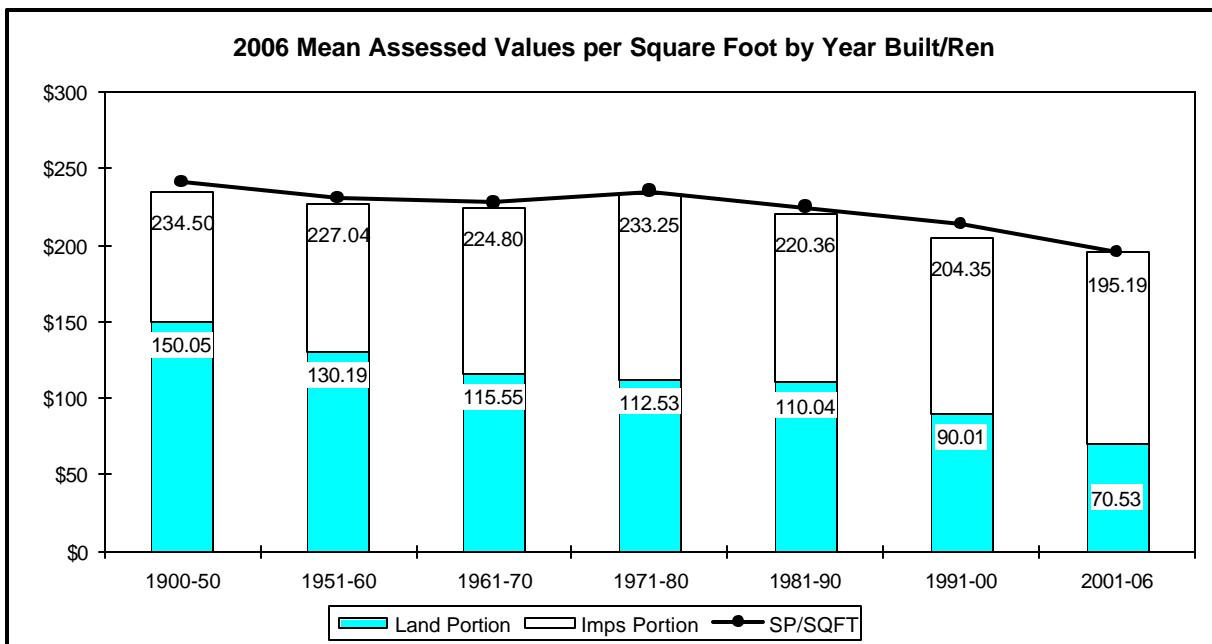
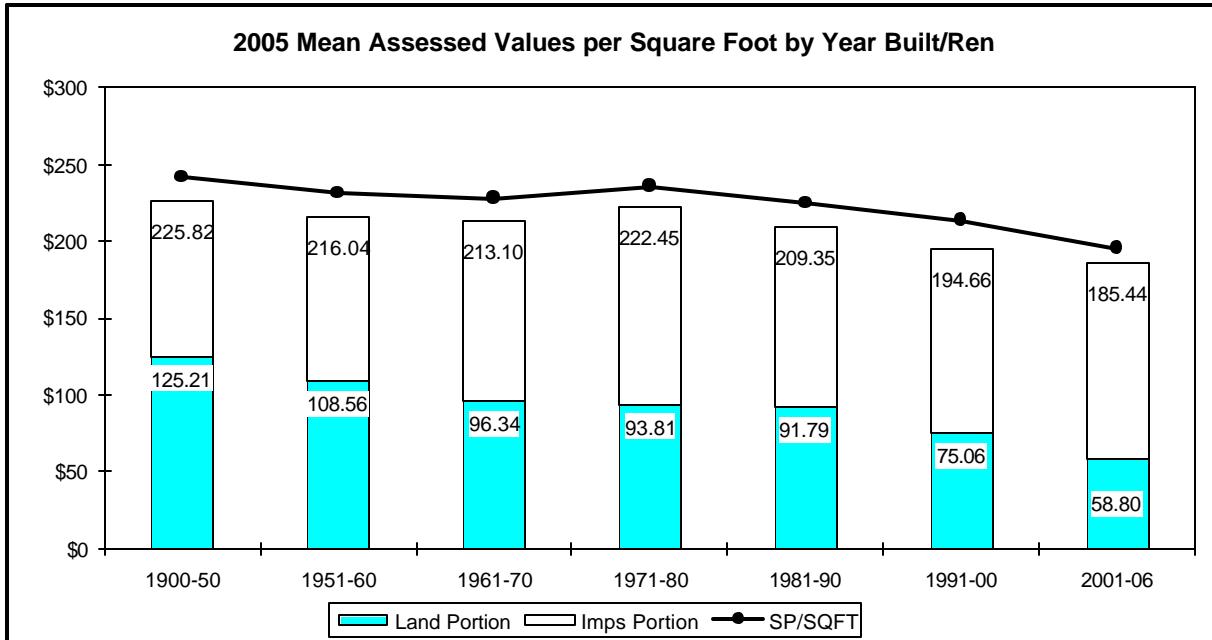
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	32	0.66%
6	42	5.95%	6	227	4.66%
7	337	47.73%	7	2166	44.46%
8	249	35.27%	8	1951	40.05%
9	69	9.77%	9	445	9.13%
10	9	1.27%	10	43	0.88%
11	0	0.00%	11	8	0.16%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
706			4872		



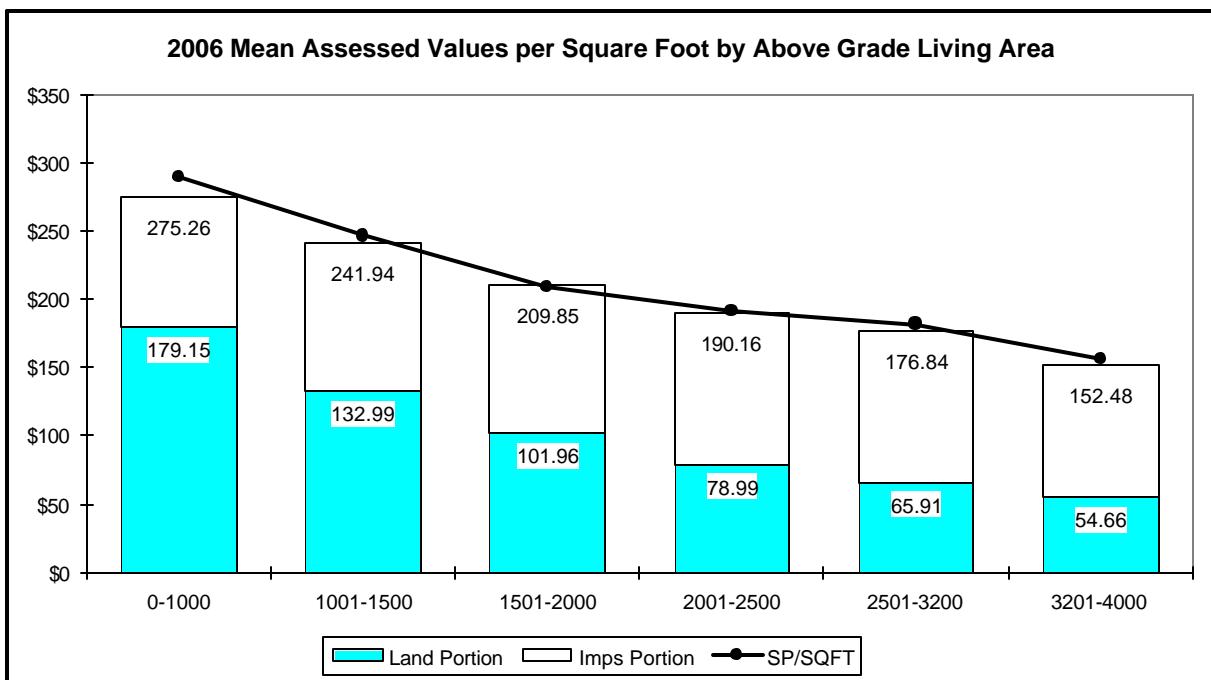
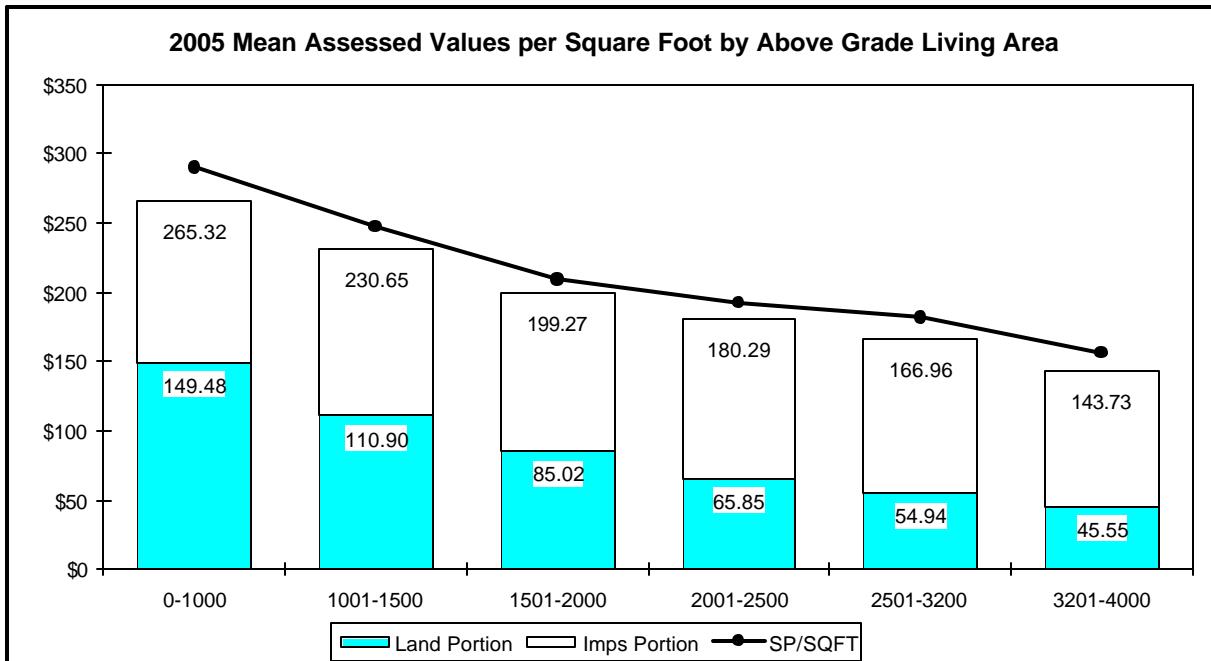
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated**



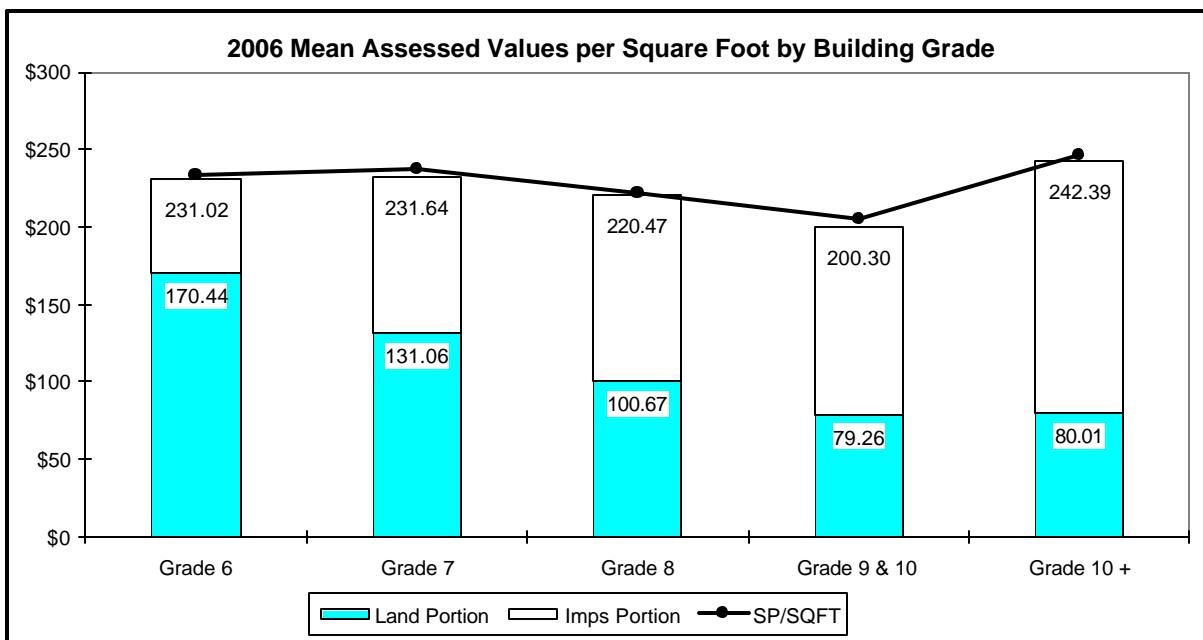
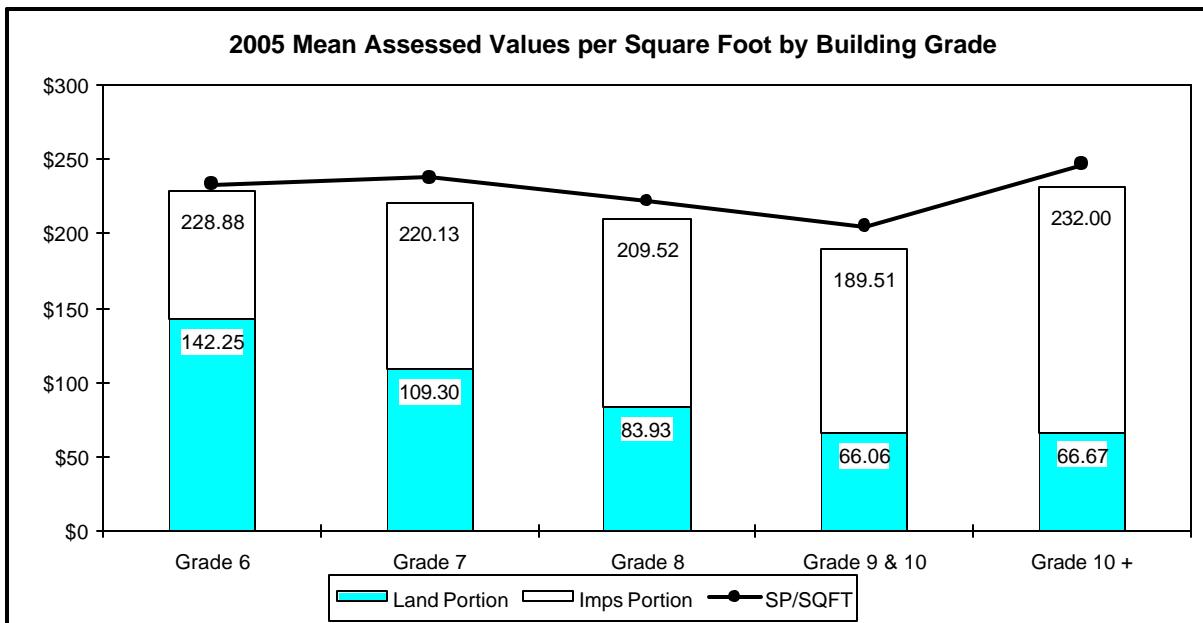
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area**

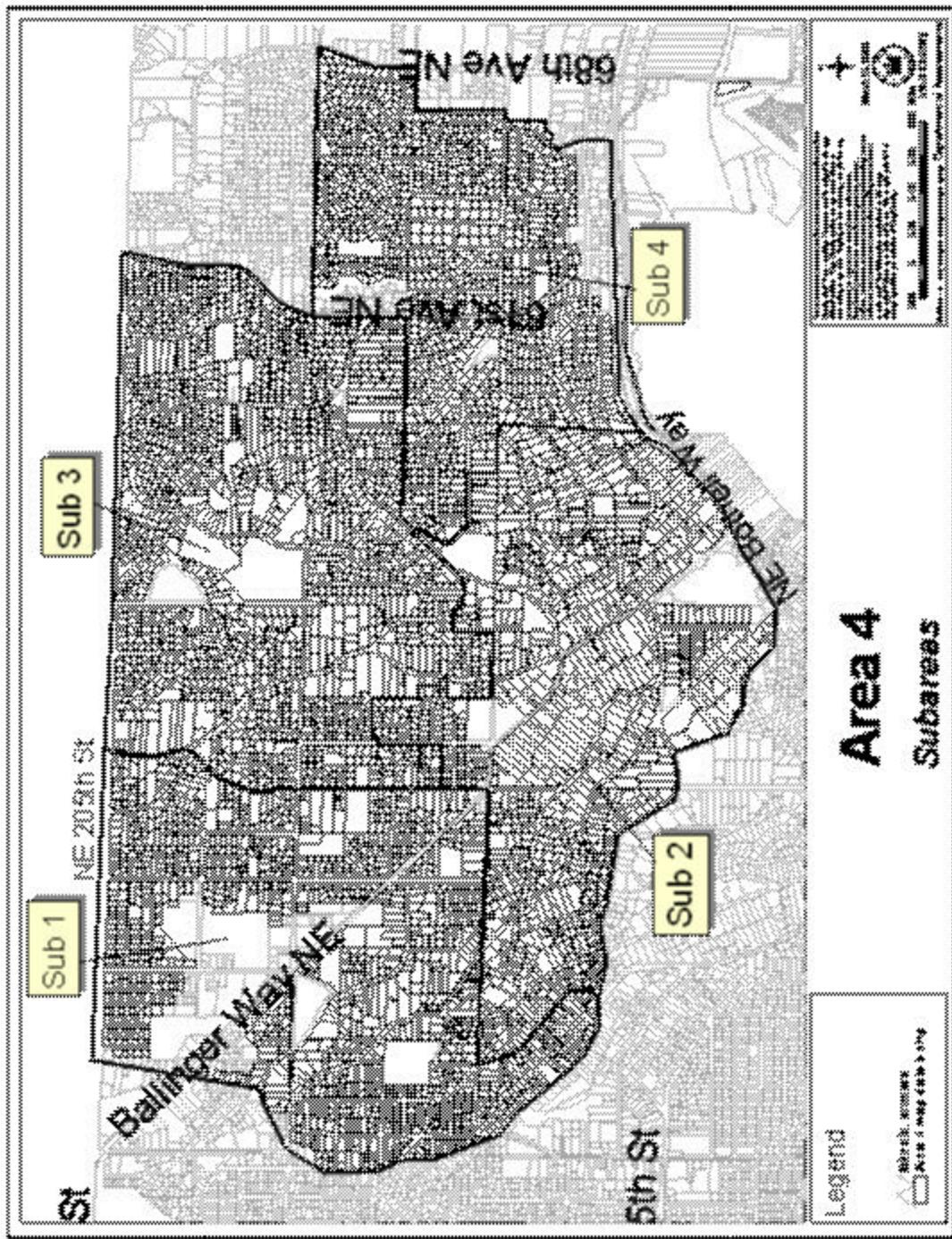


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 42 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 20.0% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$\text{2006 Land Value} = \text{2005 Land Value} \times 1.20, \text{ with the result rounded down to the next \$1,000.}$$

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 706 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in the Lake Forest Heights plat or had assessment ratios higher than others and the formula adjusted them down. Properties coded with topography or with grade 6 homes, had assessment ratios higher than others and the formula adjusted up less than others. Properties with views had assessment ratios lower than others and the formula adjusted them up more than others. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$\text{2006 Total Value} = \text{2005 Total Value} / (0.9461059 + 0.04255156 \text{ (if Topo = 1)} + 0.0417479 \text{ (if grade = 6)} + 0.113869 \text{ (if in Forest Park Heights)} - 0.03929275 \text{ (if Total View > 0)})$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$\text{2006 Improvements Value} = \text{2006 Total Value} \text{ minus } \text{2006 Land Value}$$

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value \* 1.054) – (New Land Value) = New Improvement Value.  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the total % Change as indicated by the sales sample is used to arrive at a new total value (Previous Total Value \* 1.054) – (New Land Value) = New Improvement Value.  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Total % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2006 Total Value} = \text{2005 Total Value} * 1.054, \text{ with results rounded down to the next \$1,000}$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

**Overall (if no other adjustments apply)**

5.7%

<b>Topography</b>	<b>Yes</b>
% Adjustment	-4.55%

<b>Lk Forest Heights</b>	<b>Yes</b>
<b>Majors 401710, 401711, &amp; 401740</b>	<b>Yes</b>

% Adjustment -11.35%

<b>Total Views &gt; 0</b>	<b>Yes</b>
% Adjustment	4.58%

<b>Grade = 6</b>	<b>Yes</b>
% Adjustment	-4.47%

**Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel with total views greater than 0 would *approximately* receive a 10.28% upward adjustment (5.7% + 4.58%). There are 489 parcels with this adjustment only including 61 sales.

73% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone. 10% are adjusted greater than and 17% less than the overall.

#### Area 4 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
401710 thru 401740	Lake Forest Heights	12	64	19%	NE 3-26-4	3	7-9	1966 thru 1978	NE 203rd Pl and 45th Ave NE

## Area 4 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
6	42	0.983	0.992	0.9%	0.962	1.023
7	337	0.930	0.979	5.2%	0.965	0.992
8	249	0.943	0.993	5.3%	0.978	1.007
9	69	0.923	0.977	5.8%	0.947	1.007
10	9	0.928	0.970	4.6%	0.876	1.065
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1911-1930	17	0.940	0.992	5.5%	0.917	1.067
1931-1940	19	0.891	0.915	2.8%	0.866	0.965
1941-1950	48	0.943	0.987	4.7%	0.953	1.020
1951-1960	145	0.939	0.988	5.2%	0.967	1.010
1961-1970	147	0.933	0.985	5.6%	0.967	1.003
1971-1980	161	0.945	0.991	4.9%	0.972	1.009
1981-1990	82	0.937	0.987	5.4%	0.959	1.015
1991-2000	43	0.908	0.955	5.1%	0.920	0.989
>2000	44	0.941	0.991	5.3%	0.956	1.026
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	468	0.933	0.982	5.2%	0.971	0.993
Good	210	0.944	0.990	4.9%	0.973	1.007
Very Good	28	0.928	0.983	5.9%	0.938	1.027
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	523	0.936	0.984	5.2%	0.974	0.995
1.5	28	0.904	0.954	5.6%	0.906	1.003
> 1.5	155	0.941	0.988	5.0%	0.968	1.007
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	11	0.997	1.019	2.2%	0.940	1.097
801-1000	54	0.898	0.935	4.1%	0.905	0.965
1001-1500	322	0.935	0.980	4.9%	0.967	0.994
1501-2000	166	0.952	1.002	5.3%	0.985	1.020
2001-2500	94	0.941	0.992	5.5%	0.966	1.018
2501-3000	39	0.930	0.987	6.1%	0.952	1.022
3001-5000	20	0.894	0.944	5.6%	0.885	1.004

## Area 4 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

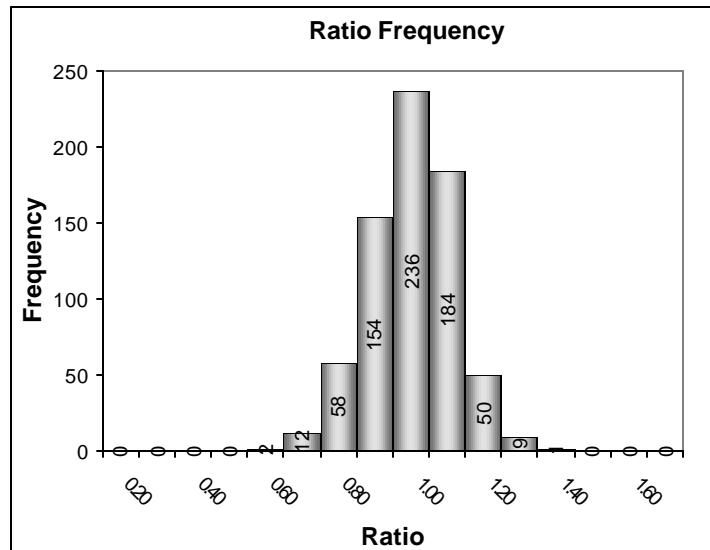
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	629	0.941	0.985	4.7%	0.976	0.994
Y	77	0.907	0.989	9.0%	0.962	1.016
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	706	0.936	0.984	5.2%	0.975	0.993
Y	0	na	na	na	na	na
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	223	0.940	0.986	4.9%	0.970	1.003
2	102	0.937	0.979	4.5%	0.955	1.004
3	254	0.936	0.979	4.6%	0.965	0.994
4	127	0.928	0.994	7.1%	0.973	1.014
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
3000-5000	11	0.946	0.999	5.6%	0.951	1.047
5001-8000	148	0.923	0.971	5.3%	0.952	0.991
8001-12000	306	0.942	0.992	5.3%	0.978	1.005
12001-16000	118	0.928	0.980	5.6%	0.958	1.001
16001-20000	56	0.941	0.980	4.2%	0.954	1.007
20001-30000	40	0.992	1.035	4.3%	0.994	1.076
30001-43559	19	0.883	0.928	5.1%	0.852	1.003
1AC-3AC	8	0.884	0.912	3.1%	0.825	0.999
Plats	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Lk Forest Heights Majors 401710, 401711, 401740	12	1.062	0.993	-6.4%	0.948	1.039

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> NW / Team - 2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/7/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> E Lk Forest Park & W Kenmore	<b>Appr ID:</b> tkru	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size (n) 706 Mean Assessed Value 327,900 Mean Sales Price 350,300 Standard Deviation AV 84,970 Standard Deviation SP 102,883			
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio 0.951 Median Ratio 0.958 Weighted Mean Ratio 0.936			
<b>UNIFORMITY</b>			
Lowest ratio 0.569 Highest ratio: 1.327 Coefficient of Dispersion 9.71% Standard Deviation 0.117 Coefficient of Variation 12.33%			
<b>Price Related Differential (PRD)</b> 1.016			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.948 Upper limit 0.970			
<b>95% Confidence: Mean</b> Lower limit 0.943 Upper limit 0.960			
<b>SAMPLE SIZE EVALUATION</b>			
N (population size) 4872 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.117 <b>Recommended minimum:</b> 22 Actual sample size: 706			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 334 # ratios above mean: 372 Z: 1.430 <b>Conclusion:</b> Normal*			
*i.e. no evidence of non-normality			



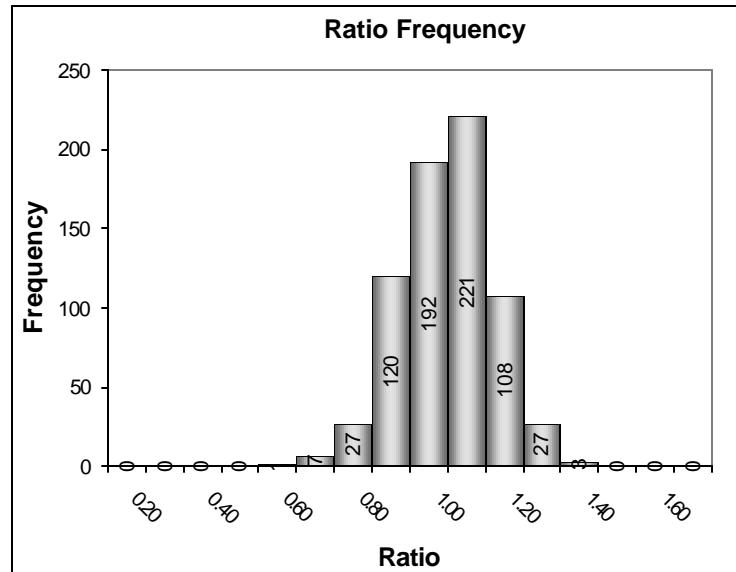
### COMMENTS:

1 to 3 Unit Residences throughout area 4

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> NW / Team - 2	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 6/7/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> <b>E Lk Forest Park &amp; W Kenmore</b>	<b>Appr ID:</b> tkru	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 706 <b>Mean Assessed Value</b> 344,800 <b>Mean Sales Price</b> 350,300 <b>Standard Deviation AV</b> 91.541 <b>Standard Deviation SP</b> 102.883			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.998 <b>Median Ratio</b> 1.003 <b>Weighted Mean Ratio</b> 0.984			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.600 <b>Highest ratio:</b> 1.344 <b>Coefficient of Dispersion</b> 9.56% <b>Standard Deviation</b> 0.120 <b>Coefficient of Variation</b> 12.06% <b>Price Related Differential (PRD)</b> 1.014			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> <i>Lower limit</i> 0.992 <i>Upper limit</i> 1.015			
<b>95% Confidence: Mean</b> <i>Lower limit</i> 0.990 <i>Upper limit</i> 1.007			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 4872 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.120 <b>Recommended minimum:</b> 23 <b>Actual sample size:</b> 706 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> <i># ratios below mean:</i> 341 <i># ratios above mean:</i> 365 <i>Z:</i> 0.903 <b>Conclusion:</b> <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 4

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

- |              |   |
|--------------|---|
| 1= Poor      | Many repairs needed. Showing serious deterioration  |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.   |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.   |

### **Residential Building Grades**

- |              |  |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.   |
| Grade 4      | Generally older low quality construction. Does not meet code.  |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.  |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.   |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.  |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.  |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.   |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	401850	0060	3/10/2003	165000	670	0	6	1948	4	8160	N	N	3011 NE 201ST PL
001	378270	0165	8/22/2003	262000	740	310	6	1942	4	12417	Y	N	2502 NE 204TH ST
001	951300	0010	7/30/2004	197000	860	0	6	1942	3	9762	N	N	2016 NE 195TH PL
001	615290	0155	5/28/2003	199950	930	0	6	1947	4	7500	N	N	19013 33RD AV NE
001	418190	0049	3/23/2004	249500	940	0	6	1949	4	7500	N	N	18905 32ND AV NE
001	741870	0060	5/4/2004	244000	970	0	6	1942	3	6500	N	N	2555 NE 204TH ST
001	263690	0068	9/12/2003	225000	1010	0	6	1951	4	17850	N	N	20019 30TH AV NE
001	402410	1670	5/20/2004	254000	1310	0	6	1940	3	26984	N	N	2548 NE 178TH ST
001	866520	0010	10/15/2004	228000	850	700	7	1945	4	8000	N	N	2330 NE 191ST ST
001	259176	0060	6/10/2003	250000	860	860	7	1956	3	9260	N	N	18635 22ND PL NE
001	397290	0180	2/11/2005	252000	960	0	7	1958	3	6377	N	N	1811 NE 189TH ST
001	263690	0067	11/15/2005	375000	960	1200	7	1958	4	11388	N	N	20023 30TH AV NE
001	319790	0055	10/30/2004	355450	960	1200	7	1958	4	11388	N	N	18528 29TH AV NE
001	866590	0129	1/21/2005	325500	990	760	7	1969	4	7700	N	N	18552 26TH AV NE
001	691900	0040	3/23/2004	305000	1000	950	7	1955	4	8555	N	N	2422 NE 182ND PL
001	397290	0274	4/29/2004	213000	1010	0	7	1955	3	7260	N	N	1617 NE 189TH ST
001	115561	0130	5/20/2004	305000	1020	1020	7	1949	4	15490	N	N	3229 NE 204TH ST
001	866590	0347	8/18/2003	275000	1020	960	7	1970	4	8779	N	N	19042 FOREST PARK DR NE
001	664890	0015	6/21/2005	248000	1040	0	7	1953	3	8240	N	N	19845 31ST AV NE
001	397290	0185	5/10/2005	369000	1040	1000	7	1964	3	10500	N	N	1813 NE 189TH ST
001	397290	0608	11/19/2003	330000	1040	120	7	1953	3	6958	Y	N	1631 NE 186TH ST
001	263690	0151	12/10/2003	265000	1050	700	7	1952	4	29600	N	N	20037 25TH AV NE
001	866590	0199	6/8/2004	299950	1060	350	7	1971	4	7413	N	N	18606 21ST PL NE
001	115560	0060	8/31/2004	301500	1070	1070	7	1947	4	17400	N	N	19826 31ST AV NE
001	866590	0315	4/29/2005	299900	1080	840	7	1971	3	7800	N	N	19057 21ST AV NE
001	866590	0261	7/19/2003	315000	1080	900	7	1969	4	14110	N	N	18980 FOREST PARK DR NE
001	866590	0201	3/28/2005	350000	1100	880	7	1961	3	15800	N	N	18623 21ST PL NE
001	259176	0010	4/8/2003	277000	1100	900	7	1960	3	24240	N	N	18650 22ND PL NE
001	267230	0160	9/26/2005	371000	1120	560	7	1957	3	12000	Y	N	2925 NE 193RD ST
001	397290	0590	9/27/2005	347500	1120	1040	7	1979	3	8450	Y	N	1607 NE 186TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	185670	0015	4/28/2004	288000	1140	810	7	1975	3	7740	N	N	18942 FOREST PARK DR NE
001	402410	1421	7/16/2003	349500	1150	1150	7	1944	3	19707	N	N	18057 25TH AV NE
001	741870	0040	7/8/2005	389950	1160	1040	7	1952	5	13230	N	N	2536 NE 203RD ST
001	602740	0015	10/25/2005	425000	1170	810	7	1973	4	7207	N	N	19015 FOREST PARK DR NE
001	742310	0030	8/29/2003	350000	1170	650	7	1961	4	20020	N	N	19540 23RD AV NE
001	619150	0130	1/27/2004	262000	1180	460	7	1989	3	12250	N	N	19215 32ND AV NE
001	866590	0020	3/18/2005	330000	1180	580	7	1965	3	16994	N	N	19227 BALLINGER WY NE
001	319790	0005	6/5/2003	259000	1190	510	7	1984	3	8379	N	N	2808 NE 185TH ST
001	259176	0020	10/24/2005	332450	1190	0	7	1994	3	32200	N	N	18640 22ND PL NE
001	615290	0133	8/22/2003	239000	1200	960	7	1958	3	8160	N	N	19106 30TH AV NE
001	378270	0035	11/15/2005	546000	1200	1100	7	1959	4	9016	Y	N	2545 NE 205TH ST
001	615290	0332	5/27/2003	437500	1200	1200	7	1955	4	43995	N	N	18719 BALLINGER WY NE
001	319790	0010	10/16/2003	317500	1230	1230	7	1959	4	15500	N	N	18517 29TH AV NE
001	397290	0185	9/6/2005	348950	1240	700	7	1964	4	10650	N	N	1813 NE 189TH ST
001	319790	0075	6/24/2004	277500	1260	300	7	1967	3	7500	N	N	18550 29TH AV NE
001	263690	0092	12/29/2005	389000	1260	540	7	1963	4	9990	Y	N	2539 NE 203RD ST
001	263690	0131	2/22/2005	356000	1260	540	7	1963	4	9990	Y	N	20315 25TH AV NE
001	397290	0356	7/27/2004	240000	1270	0	7	1958	4	16203	N	N	1517 NE PERKINS WY
001	866590	0115	10/9/2003	255000	1270	600	7	1960	4	11430	N	N	2530 NE PERKINS WY
001	402290	0510	1/26/2005	335000	1290	790	7	1970	4	8235	N	N	20405 37TH AV NE
001	615290	0307	10/28/2004	312000	1290	500	7	1973	3	10349	N	N	18742 30TH AV NE
001	263690	0283	7/30/2003	266250	1290	600	7	1973	4	15764	N	N	19547 23RD AV NE
001	402410	1640	3/25/2004	343000	1300	1280	7	1959	4	10800	N	N	17810 24TH AV NE
001	402410	1670	8/16/2005	485000	1300	0	7	1942	3	33951	N	N	2548 NE 178TH ST
001	138830	0025	10/4/2005	331000	1300	390	7	1975	3	9140	N	N	18926 33RD AV NE
001	202700	0050	10/14/2003	299950	1300	1250	7	1961	4	19010	N	N	20026 32ND AV NE
001	397170	1687	6/3/2004	215000	1310	0	7	1950	3	6336	N	N	1612 NE 192ND ST
001	615290	0134	6/5/2003	298900	1320	1020	7	1955	3	26575	N	N	3044 NE 190TH ST
001	397290	0165	6/26/2003	297000	1350	820	7	1976	3	8000	N	N	18902 18TH AV NE
001	866590	0195	5/22/2003	453000	1360	1120	7	1961	5	14472	Y	N	18609 21ST PL NE
001	737420	0010	9/2/2003	294950	1370	810	7	1967	3	15600	N	N	19520 21ST AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	259176	0030	10/2/2004	313000	1370	600	7	1959	3	19880	N	N	18630 22ND PL NE
001	115564	0070	5/21/2004	322500	1380	500	7	1973	4	7359	N	N	3238 NE 198TH PL
001	138830	0025	10/11/2005	399950	1410	550	7	1975	3	9600	N	N	18926 33RD AV NE
001	260020	0070	9/28/2004	430000	1450	1060	7	1941	4	17500	Y	N	2613 NE 184TH PL
001	866590	0122	12/20/2005	398000	1470	360	7	1934	4	19757	N	N	18544 26TH AV NE
001	263690	0145	8/12/2005	476500	1470	1220	7	1977	3	9600	Y	N	20218 24TH AV NE
001	402290	0837	9/22/2003	306000	1470	1450	7	1968	3	20700	N	N	3031 NE 205TH ST
001	866590	0086	11/28/2005	343200	1500	570	7	1941	3	17000	N	N	18935 FOREST PARK DR NE
001	397170	1899	5/6/2003	253500	1520	800	7	1979	3	29720	N	N	1822 NE 190TH ST
001	402410	1624	8/9/2005	400000	1550	350	7	1976	3	14906	Y	N	17840 24TH AV NE
001	615290	0425	7/8/2004	256900	1560	0	7	1970	3	9344	N	N	18553 35TH AV NE
001	402410	1495	9/26/2005	459000	1560	1400	7	1976	3	12031	Y	N	1823 NE 185TH ST
001	115562	0090	6/20/2003	264940	1570	0	7	1929	3	14750	N	N	19522 34TH AV NE
001	259630	0045	8/18/2003	307000	1580	0	7	1956	3	12136	Y	N	3015 NE 203RD ST
001	207150	0160	12/22/2003	315600	1600	790	7	1962	4	11429	N	N	1507 NE 185TH ST
001	397290	0117	11/2/2004	320000	1630	300	7	1940	4	13560	N	N	1608 NE 189TH ST
001	397290	0605	7/14/2003	254950	1650	0	7	1994	3	18897	N	N	1621 NE 186TH ST
001	742310	0030	5/23/2003	255000	1710	0	7	1961	3	14565	N	N	19540 23RD AV NE
001	402290	1317	7/21/2005	305000	1760	0	7	1978	3	8550	N	N	19728 30TH AV NE
001	378210	0065	10/21/2003	400000	1860	0	7	1926	5	38000	Y	N	20334 21ST AV NE
001	397290	0650	4/10/2003	487000	1960	1030	7	1948	4	12970	Y	N	1676 NE 185TH ST
001	115561	0060	12/17/2003	399950	2000	0	7	1960	5	18810	N	N	3206 NE 204TH ST
001	615290	0402	9/1/2005	420000	2090	0	7	1953	3	26274	N	N	18528 32ND PL NE
001	397170	1895	10/6/2005	550000	2130	200	7	1936	5	31969	N	N	1912 NE 190TH ST
001	402290	1471	3/10/2003	330000	2140	0	7	1973	3	11006	N	N	3320 NE 200TH CT
001	866590	0290	11/18/2003	275000	2310	0	7	1960	4	20451	N	N	18928 LAGO PL NE
001	866590	0071	8/28/2003	625000	2520	1130	7	1934	5	46423	N	N	18949 FOREST PARK DR NE
001	866590	0197	10/7/2003	266000	1140	1100	8	1973	3	10665	N	N	18619 21ST PL NE
001	260020	0090	12/13/2004	412000	1220	1100	8	1964	4	12000	Y	N	2629 NE 184TH PL
001	263690	0092	3/24/2003	347000	1220	1100	8	1964	4	12000	Y	N	2539 NE 203RD ST
001	255590	0350	8/21/2004	425000	1230	1230	8	1961	4	46609	N	N	18812 15TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	675270	0020	7/13/2005	300000	1260	550	8	1960	4	7200	N	N	20234 20TH PL NE
001	619150	0020	5/13/2003	336500	1260	900	8	1960	4	9950	N	N	3003 NE 192ND ST
001	397170	1830	5/17/2005	363250	1300	670	8	1976	3	9480	N	N	19207 LAGO PL NE
001	866590	0260	3/26/2003	299950	1300	970	8	1977	3	12200	N	N	18974 FOREST PARK DR NE
001	402290	0568	6/28/2005	334000	1300	360	8	1979	3	18318	N	N	20217 37TH AV NE
001	402290	1390	3/25/2005	445000	1320	1200	8	1958	4	11270	N	N	3102 NE 195TH ST
001	397290	0645	5/24/2004	329000	1330	620	8	1981	3	9849	N	N	1817 NE PERKINS PL
001	402290	1547	9/16/2003	300000	1330	980	8	1975	3	10500	N	N	19741 35TH AV NE
001	319790	0020	2/21/2003	299950	1340	1150	8	1976	4	8935	N	N	18529 29TH AV NE
001	312920	0010	4/11/2005	450000	1340	980	8	1954	3	14690	Y	N	2477 NE 183RD CT
001	619150	0180	12/16/2004	305000	1340	590	8	1965	3	13200	N	N	3014 NE 192ND ST
001	397170	1761	7/21/2004	335000	1350	830	8	1971	4	8806	N	N	19246 LAGO PL NE
001	928675	0080	2/27/2004	350000	1380	870	8	1977	3	9620	N	N	3004 NE 193RD ST
001	263690	0096	5/11/2004	390000	1400	780	8	1976	4	14530	Y	N	20212 25TH AV NE
001	866590	0150	5/22/2004	415000	1410	700	8	1959	3	19125	Y	N	2331 NE PERKINS WY
001	397170	1755	5/4/2005	449000	1430	1320	8	1976	3	10760	N	N	19268 LAGO PL NE
001	619150	0080	1/8/2004	334200	1430	990	8	1990	3	9950	N	N	19032 32ND AV NE
001	664250	0030	7/15/2005	420000	1440	730	8	1977	3	12680	N	N	18222 25TH AV NE
001	259630	0040	4/29/2004	369000	1450	930	8	1976	4	8325	Y	N	3021 NE 203RD ST
001	866590	0233	12/15/2004	330000	1450	470	8	1977	3	9720	N	N	18708 23RD AV NE
001	866590	0068	2/11/2004	380000	1450	970	8	2003	3	13460	N	N	18735 30TH AV NE
001	615290	0134	6/4/2004	318000	1470	920	8	1977	3	14820	N	N	3044 NE 190TH ST
001	396190	0030	11/23/2004	540000	1470	1200	8	1958	3	15100	Y	N	18551 28TH AV NE
001	928675	0060	6/24/2003	323000	1480	650	8	1977	3	11770	N	N	3016 NE 193RD ST
001	619150	0200	6/9/2004	362500	1480	1430	8	1976	4	15200	N	N	3002 NE 192ND ST
001	207150	0040	9/7/2004	382000	1490	660	8	1981	4	7189	N	N	18426 24TH AV NE
001	397290	0315	7/9/2004	317000	1510	1040	8	1968	3	10300	Y	N	1632 NE PERKINS WY
001	397290	0215	11/28/2005	415000	1520	600	8	1978	3	10445	Y	N	18710 18TH AV NE
001	928675	0110	4/6/2004	339000	1530	690	8	1978	3	9290	N	N	3017 NE 194TH ST
001	866590	0239	3/3/2003	313000	1530	1500	8	1969	3	8250	N	N	18712 23RD AV NE
001	402290	0971	1/23/2003	323500	1530	850	8	1979	3	17199	N	N	2911 NE 196TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	397170	2100	8/27/2004	500000	1560	1300	8	1968	4	10850	Y	N	19039 16TH AV NE
001	397290	0140	9/9/2003	445000	1560	1300	8	1968	4	10850	Y	N	1815 NE 190TH ST
001	378210	0140	9/13/2004	585000	1560	550	8	1956	4	33440	Y	N	20339 21ST AV NE
001	402410	1995	1/8/2003	425000	1560	470	8	1961	4	10910	Y	N	17861 28TH AV NE
001	260020	0070	7/18/2005	465000	1570	790	8	1974	4	12130	Y	N	2613 NE 184TH PL
001	401850	0080	3/2/2004	405000	1600	730	8	1958	4	11775	Y	N	20112 30TH AV NE
001	267230	0140	9/14/2004	350000	1610	0	8	1955	4	15002	N	N	2913 NE 193RD ST
001	402410	1430	8/4/2003	365000	1620	440	8	1985	3	7250	N	N	18203 25TH AV NE
001	267230	0100	12/2/2004	350000	1630	1850	8	1961	3	14520	Y	N	2908 NE 193RD ST
001	378270	0100	10/19/2004	459000	1660	640	8	1919	5	27000	Y	N	2728 NE 204TH ST
001	866590	0206	3/17/2003	333260	1690	480	8	1968	3	9690	N	N	18911 23RD AV NE
001	115561	0080	2/20/2003	529950	1720	1150	8	1960	5	39500	Y	N	3201 NE 204TH ST
001	402410	1745	10/19/2004	372000	1740	1040	8	1964	4	10000	N	N	18002 25TH AV NE
001	263690	0280	5/24/2004	445000	1740	1140	8	1973	4	34000	N	N	2212 NE 195TH PL
001	397170	2078	9/1/2004	408500	1750	1180	8	1967	3	9615	Y	N	19036 16TH AV NE
001	397170	2205	4/14/2003	365000	1760	1500	8	1961	4	12250	Y	N	1511 NE 192ND ST
001	397290	0265	12/5/2005	459950	1770	1000	8	1968	3	10300	Y	N	1607 NE 189TH ST
001	402410	1434	3/4/2004	365000	1790	0	8	1957	4	11018	Y	N	2444 NE 182ND ST
001	255590	0375	4/20/2004	395000	1800	420	8	2000	3	25018	Y	N	1509 NE 190TH ST
001	741870	0075	7/18/2003	425000	1810	640	8	1978	4	20500	N	N	2537 NE 204TH ST
001	115562	0150	6/23/2004	283500	1830	0	8	1975	3	9730	N	N	19511 34TH AV NE
001	397290	0431	10/27/2005	469950	1850	800	8	1966	4	9070	N	N	18620 16TH AV NE
001	402290	0521	4/24/2003	349000	1850	800	8	1966	4	9070	N	N	20269 37TH AV NE
001	378270	0015	6/30/2004	411000	1880	0	8	1916	4	27800	Y	N	2517 NE 205TH ST
001	397170	1930	12/14/2005	408000	1900	720	8	1962	3	13090	Y	N	19036 18TH AV NE
001	402290	1391	10/29/2004	300000	1910	0	8	1977	3	14460	N	N	19505 32ND AV NE
001	115561	0090	3/26/2003	429000	1910	0	8	1961	4	16660	N	N	3205 NE 204TH ST
001	378210	0010	4/27/2004	425000	1930	600	8	1948	4	32107	N	N	20340 22ND AV NE
001	397290	0308	10/8/2003	447000	1930	0	8	1947	4	18000	Y	N	1644 NE PERKINS WY
001	615290	0451	5/16/2005	380000	1940	430	8	1983	3	13365	N	N	18711 35TH AV NE
001	942550	0006	12/9/2003	389500	1940	520	8	1978	4	11840	N	N	19026 BALLINGER WY NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	319790	0020	5/21/2004	411000	1980	1210	8	1959	3	10200	N	N	18529 29TH AV NE
001	402290	0836	6/3/2003	280000	1980	0	8	1984	3	13068	N	N	3007 NE 205TH ST
001	418190	0085	5/20/2004	571758	1980	1200	8	2004	3	8501	Y	N	18902 32ND AV NE
001	319790	0015	8/5/2004	455500	2000	0	8	1971	4	11250	N	N	18523 29TH AV NE
001	397170	1992	10/14/2005	424900	2000	180	8	1966	3	10200	Y	N	1717 NE 192ND ST
001	402410	1705	4/5/2005	369000	2020	0	8	1977	3	10788	Y	N	2518 NE 178TH ST
001	397290	0545	4/13/2005	378000	2060	0	8	1989	3	8494	Y	N	1839 NE PERKINS WY
001	397290	0080	6/16/2004	435000	2210	0	8	1925	5	17160	N	N	1641 NE 190TH ST
001	691900	0060	8/23/2004	376500	2220	840	8	1989	3	9840	N	N	2425 NE 182ND PL
001	396190	0040	12/28/2004	452990	2260	1330	8	2004	3	7900	Y	N	2804 NE 187TH ST
001	402470	0069	7/12/2004	425000	2260	1130	8	1994	3	12018	Y	N	18242 24TH AV NE
001	397170	2155	3/22/2005	445000	2276	0	8	2003	3	13245	N	N	19006 15TH AV NE
001	397290	0080	1/27/2004	374950	2276	0	8	2003	3	13245	N	N	1641 NE 190TH ST
001	866590	0264	10/17/2003	375000	2310	0	8	1978	4	8480	N	N	2521 NE 191ST ST
001	402410	1750	4/12/2004	378500	2320	1080	8	1977	3	8258	Y	N	18006 25TH AV NE
001	259176	0040	7/20/2004	470000	2360	0	8	1997	3	20300	N	N	18620 22ND PL NE
001	397170	1955	2/9/2005	512000	2410	0	8	1986	3	32700	Y	N	19204 18TH AV NE
001	397170	1990	1/12/2004	395000	2410	0	8	1986	3	32700	Y	N	1703 NE 192ND ST
001	397290	0200	6/16/2005	490000	2430	0	8	1966	3	9740	N	N	18718 18TH AV NE
001	397290	0230	2/18/2005	412000	2430	0	8	1977	3	11620	Y	N	1820 NE PERKINS WY
001	378210	0145	9/22/2004	500000	2710	0	8	1947	5	23460	Y	N	20333 21ST AV NE
001	402290	1356	6/17/2005	535000	2780	0	8	1971	3	14648	Y	N	19537 32ND AV NE
001	402410	1475	4/14/2005	470000	2810	0	8	1976	3	23624	Y	N	2482 NE 183RD LN
001	202700	0010	4/20/2004	596000	3070	0	8	1998	3	33800	N	N	20005 32ND AV NE
001	615290	0157	6/6/2005	545000	3600	1000	8	1984	3	10412	N	N	19010 33RD AV NE
001	402290	1270	3/10/2004	430500	3610	410	8	1960	3	13505	Y	N	19840 30TH AV NE
001	675270	0030	10/3/2005	420000	1440	710	9	1980	3	7565	N	N	20218 20TH PL NE
001	397290	0470	9/11/2003	525000	1460	1150	9	1951	3	24750	Y	N	18623 NE PERKINS PL
001	397170	2154	12/1/2005	370000	1490	0	9	1960	4	13504	N	N	19002 15TH AV NE
001	401850	0110	2/7/2005	369950	1600	1420	9	1979	3	17800	N	N	3020 NE 201ST PL
001	402410	1990	12/1/2003	368000	1690	1040	9	1977	3	13705	Y	N	17865 28TH AV NE

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**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	615290	0120	12/10/2003	350000	1710	0	9	1978	3	51836	N	N	19012 32ND AV NE
001	402410	1450	7/29/2004	449950	1710	750	9	1972	3	17543	N	N	18231 25TH AV NE
001	402410	1605	1/15/2003	401000	1710	750	9	1972	3	17543	N	N	2405 NE 180TH ST
001	402290	1494	11/6/2003	475000	1810	1400	9	1964	4	12750	Y	N	20050 33RD AV NE
001	402410	1970	3/25/2004	415000	1830	1100	9	1977	3	15316	Y	N	18027 28TH AV NE
001	402410	1547	6/9/2004	405000	1850	680	9	1956	4	16125	N	N	18228 24TH AV NE
001	615290	0396	7/18/2003	550000	2040	1260	9	1990	3	14880	N	N	3312 NE 185TH ST
001	259630	0025	3/21/2005	580000	2050	1270	9	1975	3	9750	Y	N	3043 NE 203RD ST
001	402290	0931	3/30/2005	610000	2120	1980	9	1970	3	17496	Y	N	19623 30TH AV NE
001	402410	1760	3/5/2003	480000	2150	1910	9	1977	3	9734	Y	N	18012 25TH AV NE
001	259630	0020	2/4/2003	443000	2180	1310	9	1976	3	10300	Y	N	3042 NE 203RD ST
001	010010	0040	4/15/2003	460000	2210	0	9	1967	4	14160	Y	N	20226 24TH AV NE
001	402290	0775	11/1/2004	525000	2240	1860	9	1978	3	12377	Y	N	20120 30TH AV NE
001	615290	0427	7/25/2003	435000	2280	0	9	1992	3	40950	N	N	18611 BALLINGER WY NE
001	397170	1910	8/25/2005	739950	2290	600	9	1998	3	10250	Y	N	19018 18TH AV NE
001	401850	0070	6/19/2003	410950	2330	340	9	2002	3	20894	N	N	3017 NE 201ST PL
001	397290	0075	5/20/2003	415000	2370	340	9	1988	3	13390	N	N	1633 NE 190TH ST
001	115550	0100	9/29/2004	569000	2410	0	9	1999	3	15500	N	N	3020 NE 204TH ST
001	115562	0080	6/23/2003	430000	2460	700	9	1983	3	22520	Y	N	19518 34TH AV NE
001	866590	0120	11/19/2004	520000	2460	590	9	2004	3	22946	N	N	18540 26TH AV NE
001	866590	1000	12/14/2004	479950	2470	0	9	2003	3	20014	N	N	18602 21ST PL NE
001	397170	1970	11/9/2004	487000	2480	1520	9	1964	4	10330	N	N	19210 18TH AV NE
001	402290	1375	8/16/2005	654950	2490	0	9	2005	3	19160	N	N	3026 NE 195TH ST
001	396190	0060	8/15/2005	659500	2520	0	9	2005	3	7815	Y	N	18528 28TH AV NE
001	691900	0100	4/3/2003	403000	2530	100	9	2002	3	29268	N	N	2405 NE 182ND PL
001	397170	1720	11/4/2003	464950	2590	0	9	1989	3	13652	Y	N	19236 16TH AV NE
001	263690	0150	3/10/2004	565000	2630	900	9	2002	3	13520	Y	N	20055 25TH AV NE
001	263690	0146	6/16/2005	650000	2660	1480	9	1967	5	13028	Y	N	20219 25TH AV NE
001	263690	0149	8/21/2003	605000	2660	1480	9	1967	5	13028	Y	N	20061 25TH AV NE
001	402290	0992	4/14/2004	535000	3720	650	9	1990	3	12821	Y	N	2814 NE 195TH ST
001	255730	0070	11/29/2005	635000	4380	780	9	1978	3	39000	N	N	2534 NE 191ST ST

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**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	397290	0650	6/7/2005	632000	4490	0	9	1987	3	14100	Y	N	1676 NE 185TH ST
001	402410	1613	12/31/2003	860000	2090	1650	10	1968	5	51400	Y	N	17861 24TH PL NE
001	942550	0105	10/14/2003	539000	2250	1170	10	1979	3	23700	N	N	18914 FOREST PARK DR NE
001	397290	0490	11/14/2003	458500	2540	680	10	1972	4	19604	N	N	1626 NE 186TH ST
001	397170	1745	10/6/2004	535900	2770	0	10	1990	3	17800	Y	N	1615 NE 195TH ST
001	402410	1520	8/18/2004	710000	2960	1440	10	1946	5	27000	N	N	1645 NE 185TH ST
001	255590	0370	9/8/2004	632000	3680	0	10	1995	3	14930	Y	N	1503 NE 190TH ST
002	115410	0165	8/31/2004	215000	880	0	6	1951	3	16002	N	N	4026 NE 174TH ST
002	401930	1425	9/20/2004	212000	1080	0	6	1955	3	8100	N	N	17521 BOTHELL WY NE
002	034650	0007	11/24/2004	225900	1120	0	6	1954	4	7260	N	N	18807 39TH AV NE
002	928970	0030	3/25/2003	239950	820	820	7	1971	3	7680	N	N	18220 29TH PL NE
002	402050	0015	6/15/2005	342000	890	500	7	1953	4	7260	N	N	4418 NE 178TH ST
002	402350	0700	10/5/2005	328950	960	770	7	1971	3	6825	N	N	2942 NE 178TH ST
002	401930	1600	3/11/2005	282000	960	480	7	1982	3	7881	N	N	4610 NE 174TH PL
002	401990	0115	7/21/2005	229990	960	0	7	1954	3	9450	N	N	18426 47TH PL NE
002	401930	1555	2/8/2005	302000	980	0	7	1952	4	7440	N	N	17548 BALLINGER WY NE
002	402050	0015	9/22/2003	239000	980	0	7	1952	4	7440	N	N	4418 NE 178TH ST
002	401930	0870	8/16/2005	250000	980	0	7	1955	3	8100	N	N	17868 40TH AV NE
002	771810	0045	3/29/2005	287500	990	440	7	1988	3	9100	N	N	18532 35TH AV NE
002	928970	0020	10/23/2003	249950	990	440	7	1988	3	9100	N	N	18212 29TH PL NE
002	032604	9039	3/23/2005	230500	1000	0	7	1971	3	7000	N	N	18512 35TH AV NE
002	402350	0610	4/7/2005	340000	1030	670	7	1953	4	10228	N	N	2960 NE 178TH ST
002	401930	1446	8/25/2004	214000	1040	0	7	1954	3	9450	N	N	17571 BOTHELL WY NE
002	401800	0010	8/12/2004	307500	1060	530	7	1976	3	9960	N	N	3712 NE 187TH ST
002	401930	1485	9/16/2004	269975	1060	1060	7	1959	3	7600	N	N	17533 47TH AV NE
002	402350	0605	12/15/2004	229950	1070	0	7	1970	3	7150	N	N	2946 NE 178TH ST
002	401930	0175	7/9/2004	285000	1090	1090	7	1955	3	8125	N	N	5020 NE 180TH ST
002	401930	1265	2/24/2003	231200	1090	1090	7	1955	3	8125	N	N	4782 NE 178TH ST
002	402350	0545	4/11/2005	321000	1090	0	7	1964	3	13200	N	N	18004 29TH AV NE
002	401930	1321	8/19/2005	272500	1100	0	7	1955	3	8100	N	N	5055 NE 178TH ST
002	115410	0105	6/6/2005	295000	1130	0	7	1970	3	7000	N	N	4039 NE 178TH ST

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002	401930	0675	7/8/2004	254757	1140	0	7	1954	3	6780	N	N	3834 NE 178TH ST
002	402350	0331	9/10/2003	230000	1140	0	7	1954	3	8296	N	N	3029 NE 182ND ST
002	402350	0168	8/30/2005	285000	1160	0	7	1955	3	8260	N	N	18412 33RD CT NE
002	401990	0080	1/18/2003	208000	1170	0	7	1955	3	9612	N	N	18421 47TH PL NE
002	115410	0375	3/24/2003	268500	1200	480	7	1961	4	8310	N	N	17079 BROOKSIDE BL NE
002	681860	0025	9/7/2005	360000	1220	1090	7	1961	3	13720	N	N	18104 33RD AV NE
002	402290	6533	8/5/2005	230000	1230	0	7	1954	3	9730	N	N	4905 NE 187TH ST
002	115410	0310	5/12/2004	269900	1240	560	7	1967	4	7290	N	N	4051 NE 174TH ST
002	115410	0190	10/15/2003	224000	1240	0	7	1954	4	6730	N	N	4052 NE 174TH ST
002	402350	0191	4/22/2003	228000	1250	0	7	1954	3	8960	N	N	2978 NE 182ND ST
002	115410	0435	9/20/2005	235000	1250	0	7	1955	3	10000	N	N	17048 HAMLIN RD NE
002	401930	1550	3/27/2003	246000	1250	0	7	1952	4	8160	N	N	17552 BALLINGER WY NE
002	401930	0230	10/7/2003	322500	1260	720	7	1967	5	7400	N	N	5120 NE 184TH ST
002	115410	0080	1/14/2005	269000	1260	360	7	1967	3	9090	N	N	17036 44TH AV NE
002	401930	0825	2/9/2004	245000	1260	0	7	1982	4	12150	N	N	3819 NE 182ND ST
002	401930	1270	2/2/2004	260000	1260	570	7	1976	3	7600	N	N	5030 NE 178TH ST
002	771700	0170	4/21/2004	285000	1270	730	7	1964	4	12040	N	N	3801 NE 189TH PL
002	402350	0821	11/3/2004	270000	1280	0	7	1958	4	8748	N	N	2838 NE 178TH ST
002	771810	0050	7/27/2004	265000	1300	0	7	1958	4	8748	N	N	3505 NE 187TH ST
002	401930	0685	10/7/2005	380000	1310	350	7	1961	3	8810	N	N	17825 40TH AV NE
002	401930	0690	8/13/2004	315000	1310	700	7	1961	3	7800	N	N	3818 NE 178TH ST
002	401930	1072	2/23/2003	238000	1320	0	7	1968	4	7200	N	N	4606 NE 178TH ST
002	402350	0361	11/18/2004	274000	1320	0	7	1968	3	7790	N	N	2915 NE 182ND ST
002	259730	0040	7/8/2003	217500	1340	0	7	1953	3	9900	N	N	18035 53RD AV NE
002	681860	0025	6/3/2004	340000	1360	720	7	1961	4	10777	N	N	18104 33RD AV NE
002	401990	0100	11/19/2004	244900	1410	0	7	1943	3	7291	N	N	18409 47TH PL NE
002	402050	0010	8/26/2003	255000	1490	150	7	1955	3	9525	N	N	4412 NE 178TH ST
002	401930	1455	6/5/2003	231237	1520	0	7	1955	3	13770	N	N	17721 BOTHELL WY NE
002	401930	0910	4/25/2003	257400	1530	0	7	1952	3	7440	N	N	4036 NE 178TH ST
002	402350	0605	8/28/2003	270000	1540	0	7	1970	5	7150	N	N	2946 NE 178TH ST
002	401930	0395	3/1/2005	280000	1560	270	7	1943	3	26030	N	N	18426 BALLINGER WY NE

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002	401930	0820	8/25/2004	310000	1560	500	7	1979	4	10125	N	N	3815 NE 182ND ST
002	115410	0025	10/21/2003	253000	1560	0	7	1954	3	12139	N	N	17410 44TH AV NE
002	402350	0490	10/13/2003	250000	1610	0	7	1952	4	7856	N	N	17818 33RD AV NE
002	267810	0005	8/26/2003	259900	1700	0	7	1967	3	13534	N	N	18503 36TH PL NE
002	401930	0340	7/12/2005	475000	1730	0	7	1961	4	7410	N	N	18439 40TH PL NE
002	115410	0345	4/8/2004	290000	1760	0	7	1955	4	9492	N	N	17235 BROOKSIDE BL NE
002	402350	0820	11/11/2004	248794	1770	0	7	1955	3	8320	N	N	2840 NE 178TH ST
002	401930	0190	7/14/2003	255500	1910	0	7	1952	4	8040	N	N	18402 47TH AV NE
002	401930	0025	7/21/2004	304000	1980	0	7	1969	3	7575	N	N	5001 NE 184TH ST
002	401930	0055	9/22/2005	342450	1980	0	7	1969	3	7927	N	N	5221 NE 184TH ST
002	401930	1290	3/30/2004	275500	1980	0	7	1969	3	7927	N	N	4919 NE 180TH ST
002	401930	1130	9/17/2004	315000	2320	0	7	1954	4	8100	N	N	5300 NE 178TH ST
002	402350	0822	2/18/2003	325000	1260	670	8	1964	3	10929	N	N	2836 NE 178TH ST
002	267810	0025	5/11/2004	289950	1260	580	8	1971	3	9840	N	N	18526 36TH PL NE
002	401990	0144	2/9/2004	305000	1290	0	8	1964	3	9000	N	N	18430 47TH PL NE
002	401930	1445	4/16/2003	282500	1310	1000	8	1978	3	8150	N	N	17525 BOTHELL WY NE
002	402170	0055	12/3/2004	334500	1320	310	8	1980	3	8840	N	N	18007 49TH PL NE
002	402350	0710	2/25/2005	340000	1330	1170	8	1978	3	7428	N	N	2936 NE 178TH ST
002	402890	0062	9/8/2005	399000	1380	1060	8	1960	3	11620	N	N	3227 NE 181ST ST
002	401930	0217	4/30/2004	375000	1390	500	8	1977	4	9600	N	N	18407 51ST PL NE
002	402350	0050	6/17/2004	322000	1410	910	8	1959	3	9900	N	N	18225 35TH AV NE
002	401930	0906	10/5/2004	334500	1440	940	8	1960	4	10692	N	N	4008 NE 178TH ST
002	928990	0080	8/4/2004	401000	1460	720	8	1977	4	9590	N	N	2834 NE 183RD ST
002	928970	0080	7/26/2004	339950	1460	1030	8	1976	3	9760	N	N	18211 29TH PL NE
002	402350	0945	9/12/2005	389950	1480	760	8	1979	3	7861	N	N	18420 24TH PL NE
002	402230	0030	10/4/2005	350000	1480	400	8	1968	3	7400	N	N	4623 NE 175TH ST
002	401930	0980	12/23/2003	310000	1500	770	8	1959	4	9630	N	N	18251 BALLINGER WY NE
002	402350	0210	7/25/2005	424950	1500	800	8	1958	3	16078	N	N	18247 30TH AV NE
002	402350	0066	7/6/2004	394950	1550	1180	8	1979	3	12220	N	N	3314 NE 182ND ST
002	402350	0655	3/25/2004	385000	1550	1550	8	1959	3	18640	N	N	17829 33RD AV NE
002	402350	0352	8/2/2004	319000	1620	0	8	1959	3	10469	N	N	2933 NE 182ND ST

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002	402350	0680	8/15/2003	340000	1650	1400	8	1959	3	16946	N	N	3008 NE 178TH ST
002	402350	0045	3/23/2004	387000	1720	530	8	1978	4	8610	N	N	18233 35TH AV NE
002	401930	0740	3/15/2004	395000	1820	620	8	1977	4	10150	N	N	3700 NE 180TH ST
002	401930	0790	8/24/2005	435000	1880	240	8	1972	3	9760	N	N	3549 NE 182ND ST
002	034650	0015	4/5/2005	485000	1890	1050	8	1975	4	10675	N	N	3734 NE 188TH ST
002	401930	0210	8/31/2004	445000	1980	710	8	1978	3	19710	N	N	18403 51ST PL NE
002	402350	0228	8/17/2005	423500	1980	0	8	1986	3	10039	N	N	2619 NE 185TH ST
002	402350	0045	3/23/2004	423000	2020	820	8	1978	4	7700	N	N	18233 35TH AV NE
002	402350	0550	12/18/2003	378900	2040	570	8	1978	4	9720	N	N	17876 29TH AV NE
002	401930	0241	8/20/2003	367450	2090	0	8	1976	4	9600	N	N	5212 NE 184TH ST
002	401930	0071	3/1/2005	411000	2180	0	8	1991	3	10982	N	N	5454 NE 180TH ST
002	402230	0030	8/4/2005	489000	2180	600	8	1977	3	10200	N	N	4623 NE 175TH ST
002	402290	6430	10/12/2004	311000	2200	0	8	1991	3	9660	N	N	5103 NE 187TH ST
002	115410	0005	12/22/2004	363000	2220	0	8	1986	3	10707	N	N	4423 NE 178TH ST
002	401930	0545	6/10/2003	325000	2220	0	8	1986	3	10707	N	N	18450 35TH AV NE
002	401990	0119	4/8/2005	635000	3200	0	9	1977	3	10290	N	N	4942 NE 184TH ST
003	259740	0110	2/23/2004	219950	670	190	6	1936	4	12825	N	N	20330 42ND AV NE
003	402290	2733	1/5/2004	189000	720	0	6	1931	3	8204	N	N	4023 196TH CT NE
003	032604	9095	2/22/2005	196250	760	0	6	1946	4	6804	N	N	19054 35TH AV NE
003	255816	0050	10/25/2004	196000	770	0	6	1938	4	7200	N	N	6129 NE 203RD ST
003	402290	0288	2/13/2003	190000	770	0	6	1950	4	6000	N	N	4008 NE 197TH ST
003	276370	0020	3/16/2005	284500	800	700	6	1941	4	6200	N	N	4950 NE 193RD ST
003	402290	1701	3/25/2005	231950	810	0	6	1931	4	15000	N	N	19730 35TH AV NE
003	032604	9070	2/17/2005	239000	850	580	6	1982	3	10560	N	N	18809 37TH AV NE
003	259560	0110	10/10/2003	159000	850	0	6	1946	3	6250	N	N	19013 60TH PL NE
003	402290	2900	11/4/2004	251000	870	0	6	1940	4	17360	N	N	4403 NE 195TH PL
003	402770	0825	11/17/2004	184000	900	0	6	1942	3	10000	N	N	5626 NE 193RD ST
003	402770	0038	3/28/2003	188000	900	0	6	1991	3	7200	N	N	4653 NE 201ST PL
003	402770	0499	12/11/2003	233500	900	900	6	1992	3	20686	N	N	19519 55TH AV NE
003	402770	0006	12/9/2005	250000	920	340	6	1949	3	11800	N	N	4511 NE 201ST PL
003	928910	0040	5/5/2004	210000	960	0	6	1938	4	9250	N	N	4051 NE 197TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	402770	0672	1/26/2004	229950	990	250	6	1942	5	13423	N	N	20429 60TH AV NE
003	073201	0070	1/7/2005	244950	1010	0	6	1940	4	6250	N	N	4417 NE 187TH PL
003	342510	0035	7/25/2003	180000	1010	0	6	1935	4	7000	N	N	19729 53RD AV NE
003	402290	0481	12/19/2003	214950	1010	0	6	1948	3	7200	N	N	4230 NE 197TH ST
003	255800	0060	10/26/2003	210000	1060	0	6	1932	3	9800	N	N	6046 NE 204TH ST
003	868166	0050	8/21/2003	235000	1080	0	6	1920	4	16450	N	N	5412 NE 198TH PL
003	868166	0060	2/16/2005	280000	1080	0	6	1920	4	16450	N	N	5408 NE 198TH PL
003	402290	3290	10/31/2005	220000	1150	0	6	1949	3	8160	N	N	19510 45TH AV NE
003	402770	0785	3/7/2003	235950	1170	0	6	1989	3	6750	N	N	19523 61ST AV NE
003	345970	0190	2/22/2005	199000	1200	0	6	1932	3	7684	N	N	4025 NE 204TH ST
003	379060	0030	9/26/2003	225750	1230	0	6	1954	3	12000	N	N	19742 40TH CT NE
003	885770	0060	9/23/2003	261000	1540	0	6	1937	4	16100	N	N	3755 NE 194TH ST
003	073200	0200	11/1/2004	278000	1590	0	6	1950	4	8034	N	N	4001 NE 186TH ST
003	868166	0020	9/22/2004	300000	1720	0	6	1959	5	6842	N	N	5422 198TH PL NE
003	402770	0906	7/2/2003	247500	740	740	7	1959	5	8411	N	N	5646 NE 199TH PL
003	073200	0100	7/13/2005	325000	810	780	7	1994	3	8876	N	N	18604 41ST PL NE
003	402770	0396	4/27/2004	240000	830	200	7	1950	4	6850	N	N	19825 55TH AV NE
003	402290	2728	12/23/2004	301000	840	820	7	1976	5	5644	N	N	4022 NE 196TH ST
003	212200	0020	12/21/2005	326000	860	790	7	1977	3	7500	N	N	19705 40TH PL NE
003	255816	0170	8/15/2003	260000	860	650	7	1977	3	6250	N	N	6115 NE 204TH ST
003	402290	2505	5/9/2005	282000	860	790	7	1976	3	5565	N	N	3945 NE 186TH ST
003	259740	0340	10/10/2003	249950	860	500	7	1983	3	12230	N	N	20130 44TH AV NE
003	402290	2830	6/15/2004	262090	890	790	7	1981	3	9677	N	N	19545 45TH AV NE
003	402770	0589	9/23/2004	215500	910	0	7	1955	3	10200	N	N	19327 53RD AV NE
003	032604	9090	6/14/2004	244900	940	0	7	1975	4	10323	N	N	19304 37TH AV NE
003	022604	9063	12/9/2005	372500	950	950	7	1984	3	11500	N	N	6006 NE 193RD ST
003	345970	0030	5/14/2003	215000	960	0	7	1968	3	11312	N	N	4042 NE 204TH ST
003	402770	0791	5/9/2003	182800	990	0	7	1937	3	5063	N	N	5822 NE 195TH ST
003	570680	0020	2/18/2004	257950	990	260	7	1986	3	11867	N	N	19012 53RD AV NE
003	402770	0456	9/28/2005	571000	1000	320	7	1920	4	58370	N	N	5408 NE 197TH ST
003	402770	1046	12/17/2003	269950	1000	320	7	1983	3	7450	N	N	19719 61ST PL NE

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**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	402290	2521	4/15/2003	218000	1010	0	7	1952	4	7200	N	N	3844 NE 185TH ST
003	402770	0506	4/25/2005	228000	1020	0	7	1945	3	7450	N	N	19513 55TH AV NE
003	402770	0476	7/12/2005	310000	1030	0	7	1984	3	5442	N	N	5416 NE 196TH ST
003	401711	0050	9/16/2005	290000	1030	0	7	1954	3	8775	N	N	20121 47TH AV NE
003	402290	5012	5/8/2003	230200	1030	0	7	1963	3	27180	N	N	18944 40TH PL NE
003	662060	0020	1/3/2005	325000	1030	400	7	1942	4	16500	N	N	4949 NE 193RD ST
003	402940	0201	8/3/2005	405000	1040	0	7	1952	4	15800	N	N	19530 35TH AV NE
003	402290	2000	4/27/2004	225000	1040	0	7	1926	4	12000	N	N	19607 40TH PL NE
003	402770	0630	10/28/2004	279950	1040	720	7	1961	3	9430	N	N	19505 53RD AV NE
003	402770	0535	9/15/2005	269777	1040	0	7	1955	4	9997	N	N	19334 53RD AV NE
003	402770	0587	9/3/2003	225000	1040	0	7	1955	4	9997	N	N	19361 53RD AV NE
003	259740	0100	11/22/2004	290000	1070	1030	7	1981	3	7347	N	N	20338 42ND AV NE
003	402770	0806	2/18/2004	254000	1080	0	7	1930	5	7040	N	N	19323 59TH PL NE
003	402770	0064	3/27/2003	259000	1090	810	7	1988	3	6847	N	N	19839 47TH AV NE
003	662060	0130	11/3/2004	314000	1090	100	7	1951	3	18700	N	N	5200 NE 190TH ST
003	402770	1254	10/11/2005	380000	1100	570	7	1981	3	7576	N	N	19203 53RD CT NE
003	402770	0851	4/15/2004	250000	1100	0	7	1941	3	18790	N	N	5524 NE 195TH ST
003	255810	0010	12/18/2003	285500	1110	0	7	1959	4	9324	N	N	6048 NE 203RD ST
003	402770	0868	9/27/2004	311500	1110	770	7	1962	4	9750	N	N	5705 NE 197TH ST
003	402290	2083	4/23/2003	202800	1120	0	7	1942	3	7350	N	N	19528 38TH AV NE
003	511600	0130	9/3/2004	380000	1120	0	7	1924	4	41978	N	N	5822 NE 204TH PL
003	570680	0100	10/28/2004	273300	1120	900	7	1964	4	8632	N	N	19033 53RD AV NE
003	932340	0040	7/28/2003	265000	1120	900	7	1964	4	8632	N	N	4028 NE 185TH ST
003	402770	0822	2/15/2005	320000	1120	780	7	1978	3	11850	N	N	19427 58TH AV NE
003	212200	0040	12/9/2003	210000	1130	0	7	1968	3	11750	N	N	19665 40TH PL NE
003	255800	0010	7/21/2005	369950	1130	1210	7	1989	3	12645	N	N	6004 NE 204TH ST
003	380000	0020	2/25/2005	255000	1140	0	7	1955	3	7680	N	N	5405 NE 204TH ST
003	259330	0040	8/7/2003	276000	1140	550	7	1984	3	8774	N	N	19240 38TH PL NE
003	381960	0050	8/16/2004	243600	1140	0	7	1951	4	7800	N	N	19605 61ST AV NE
003	511600	0080	2/10/2004	237500	1140	0	7	1986	3	9860	N	N	5714 NE 204TH ST
003	402770	1326	10/2/2003	290000	1150	720	7	1976	3	12293	N	N	5504 NE 190TH ST

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**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	345900	0260	7/23/2003	249000	1150	370	7	1964	3	7416	N	N	5102 NE 201ST PL
003	022604	9043	5/13/2004	240000	1160	0	7	1975	3	7500	N	N	19337 61ST AV NE
003	868166	0140	4/18/2005	302000	1160	580	7	1973	4	9400	N	N	5417 198TH PL NE
003	402770	0679	8/1/2005	305000	1160	580	7	1979	3	7240	N	N	20223 60TH AV NE
003	402770	0872	5/4/2004	320000	1160	810	7	1989	3	18550	N	N	5732 NE 197TH ST
003	617990	0070	2/25/2005	360000	1180	1070	7	1942	5	12355	N	N	5836 NE 198TH PL
003	402770	0932	6/14/2005	355000	1180	430	7	1962	5	9800	N	N	20206 55TH AV NE
003	345970	0140	10/14/2003	217600	1190	0	7	1968	3	11550	N	N	4009 NE 204TH ST
003	022604	9048	6/30/2005	324950	1200	0	7	1915	3	10438	N	N	19353 61ST AV NE
003	259560	0060	9/13/2005	333000	1200	0	7	1982	3	9126	N	N	19037 60TH PL NE
003	342510	0040	2/22/2005	360000	1210	910	7	1960	3	10041	N	N	19741 53RD AV NE
003	402770	0826	5/26/2004	310450	1220	320	7	1978	3	11250	N	N	19419 58TH AV NE
003	402290	1960	9/27/2004	283950	1220	540	7	1968	3	10002	N	N	3701 NE 197TH ST
003	402770	0324	5/28/2004	260000	1230	590	7	1976	3	9540	N	N	20312 54TH LN NE
003	402770	1037	7/2/2003	274900	1240	820	7	1976	3	7000	N	N	6125 NE 200TH ST
003	402770	1316	10/11/2004	313060	1240	820	7	1976	3	7260	N	N	19029 56TH LN NE
003	259740	0290	11/12/2003	271400	1240	440	7	1985	3	9214	N	N	20316 44TH AV NE
003	115563	0060	12/22/2004	300000	1250	0	7	1949	4	20624	N	N	19220 35TH PL NE
003	032604	9015	6/15/2004	312000	1270	720	7	1961	4	12100	N	N	19003 37TH AV NE
003	402770	0240	7/21/2004	319900	1280	660	7	1977	4	9840	N	N	19870 47TH AV NE
003	380000	0120	11/4/2004	277500	1280	0	7	1977	3	7614	N	N	4760 NE 203RD ST
003	402770	0853	8/22/2005	275000	1290	0	7	1979	4	18146	N	N	19520 55TH AV NE
003	032604	9113	8/19/2005	323000	1290	200	7	1961	3	6264	N	N	3512 NE 189TH PL
003	402770	1097	6/21/2005	278000	1290	0	7	1952	4	8480	N	N	6045 NE 201ST LN
003	381950	0010	4/27/2004	365000	1290	510	7	1959	4	15809	N	N	5852 NE 197TH ST
003	402770	1363	7/21/2004	322000	1300	300	7	1946	4	21308	N	N	5032 NE 190TH ST
003	255815	0220	12/15/2004	418000	1300	480	7	1973	4	18750	N	N	6105 NE 202ND ST
003	402770	1360	4/22/2004	224000	1300	0	7	1948	3	13312	N	N	5008 NE 190TH ST
003	402770	0505	5/20/2005	281000	1310	500	7	1956	3	6900	N	N	19507 55TH AV NE
003	259740	0170	10/25/2005	335000	1310	0	7	1982	3	12387	N	N	4230 NE 203RD ST
003	402290	2442	10/15/2004	240000	1320	0	7	1984	3	8550	N	N	18751 40TH PL NE

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**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	019260	0020	12/5/2005	285000	1320	0	7	1968	3	9000	N	N	20112 51ST AV NE
003	345900	0220	8/27/2003	305000	1320	500	7	1962	3	12415	N	N	20105 53RD AV NE
003	259740	0150	3/3/2003	225000	1320	0	7	1983	3	7365	N	N	4212 NE 203RD ST
003	346100	0140	7/7/2004	260000	1320	0	7	1983	3	10640	N	N	19125 47TH PL NE
003	440070	0230	8/30/2003	284900	1320	1200	7	1962	3	9240	N	N	19414 46TH AV NE
003	032604	9075	1/21/2003	230000	1330	0	7	1968	3	9440	N	N	19209 37TH AV NE
003	019260	0040	4/23/2003	259000	1340	880	7	1978	3	9583	N	N	20122 51ST AV NE
003	812860	0110	7/27/2005	340000	1340	1340	7	1964	3	8640	N	N	19541 44TH AV NE
003	402940	0020	4/27/2005	235000	1340	0	7	1948	3	10605	N	N	19516 36TH AV NE
003	402290	3171	12/3/2005	315000	1340	0	7	1968	3	9750	N	N	19305 45TH AV NE
003	402290	1960	12/28/2005	325000	1340	0	7	1994	3	10436	N	N	3701 NE 197TH ST
003	401711	0140	2/2/2005	255000	1340	0	7	1957	3	9450	N	N	4615 NE 203RD CT
003	346100	0200	2/19/2004	299000	1340	930	7	1997	3	9105	N	N	4904 NE 187TH PL
003	402770	0513	5/26/2005	369000	1340	810	7	1995	3	7200	N	N	5422 NE 195TH ST
003	402770	0548	12/17/2004	324000	1340	810	7	1995	3	7200	N	N	19322 53RD AV NE
003	402770	0787	7/22/2003	269950	1350	590	7	1987	3	6750	N	N	19515 61ST AV NE
003	402770	0930	4/28/2004	280000	1350	740	7	1978	3	7450	N	N	5628 NE 202ND ST
003	736620	0030	5/8/2003	312995	1350	780	7	1969	4	8440	N	N	19217 55TH AV NE
003	392880	0051	4/23/2003	271500	1350	480	7	1967	4	10150	N	N	5005 NE 197TH ST
003	345900	0220	10/26/2005	490000	1360	0	7	1983	3	7983	N	N	20105 53RD AV NE
003	402770	0845	8/15/2005	339950	1380	380	7	1981	3	11011	N	N	5516 NE 195TH ST
003	255816	0130	8/30/2004	280000	1390	0	7	1981	3	15000	N	N	6108 NE 203RD ST
003	662060	0070	8/19/2004	289900	1390	0	7	1967	4	11000	N	N	19235 51ST AV NE
003	402770	0013	5/6/2004	275000	1400	0	7	1989	3	10000	N	N	4523 NE 201ST PL
003	868166	0030	11/23/2005	310000	1400	0	7	1947	4	8023	N	N	5420 NE 198TH PL
003	868166	0040	10/24/2003	230000	1400	0	7	1947	4	8023	N	N	5416 NE 198TH PL
003	440090	0090	11/15/2005	351000	1420	0	7	1960	4	12000	N	N	4629 NE 194TH ST
003	868166	0110	6/1/2005	325000	1430	1350	7	1968	3	9720	N	N	5405 NE 198TH PL
003	255815	0120	8/26/2005	349950	1440	0	7	1969	3	6875	N	N	6102 NE 202ND ST
003	255816	0030	4/13/2004	245000	1440	0	7	1969	3	6875	N	N	6115 NE 203RD ST
003	812370	0080	8/19/2004	264900	1440	0	7	1961	3	18038	N	N	5533 NE 195TH ST

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**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	255810	0110	10/6/2004	369400	1450	0	7	1977	4	8614	N	N	20205 60TH PL NE
003	255815	0150	7/28/2003	324500	1450	0	7	1977	4	8614	N	N	20019 61ST CT NE
003	402290	0270	9/10/2003	330000	1450	500	7	1967	3	13050	N	N	4020 NE 197TH ST
003	402290	0140	9/16/2004	290950	1460	0	7	1955	4	7200	N	N	4115 NE 203RD PL
003	402770	0009	4/27/2004	239200	1480	0	7	1970	4	6140	N	N	4517 NE 201ST PL
003	402290	2180	11/15/2005	365000	1490	860	7	1949	3	14280	N	N	19247 40TH PL NE
003	402770	0773	10/2/2003	290000	1510	0	7	1952	4	20900	N	N	19409 61ST AV NE
003	402770	0565	8/10/2004	250000	1510	0	7	1964	3	11452	N	N	5310 NE 193RD ST
003	402290	2003	6/17/2004	254000	1510	0	7	1964	4	11000	N	N	19619 40TH PL NE
003	402770	0650	7/5/2005	389900	1510	950	7	1982	3	11010	N	N	19820 47TH AV NE
003	402770	0620	6/3/2003	239900	1540	0	7	1959	4	9800	N	N	19530 47TH AV NE
003	617990	0110	5/19/2003	275000	1550	0	7	1952	3	10515	N	N	5814 NE 198TH PL
003	402290	1981	2/10/2004	289500	1550	200	7	1961	3	22500	N	N	19519 38TH AV NE
003	401711	0010	11/19/2004	280000	1570	0	7	1970	3	12160	N	N	4710 NE 204TH ST
003	731190	0030	9/20/2004	317500	1580	1580	7	1962	4	15300	N	N	3920 NE 199TH ST
003	346100	0080	4/6/2004	339950	1590	1250	7	1962	4	9425	N	N	19108 47TH PL NE
003	255815	0100	12/21/2004	335000	1590	0	7	1988	4	12500	N	N	6118 NE 202ND ST
003	255815	0220	7/13/2005	325000	1610	0	7	1953	4	19379	N	N	6105 NE 202ND ST
003	868166	0070	6/16/2005	326000	1610	0	7	1954	3	15899	N	N	5402 198TH PL NE
003	402770	0529	3/10/2005	344950	1630	0	7	1994	3	7453	N	N	5403 NE 195TH ST
003	402770	0065	1/13/2005	321500	1650	0	7	1949	4	8782	N	N	19837 47TH AV NE
003	401711	0460	7/21/2004	410000	1660	500	7	1958	4	17240	N	N	4518 NE 204TH PL
003	379060	0110	4/14/2003	325000	1720	0	7	1967	3	18750	N	N	19731 40TH CT NE
003	812860	0060	5/13/2005	295000	1750	0	7	1954	4	17680	N	N	19560 44TH AV NE
003	928910	0190	5/18/2004	252500	1770	0	7	1956	3	11160	N	N	19610 42ND AV NE
003	379060	0080	8/8/2005	330000	1800	0	7	1945	5	7000	N	N	19749 40TH CT NE
003	381950	0030	8/9/2004	299921	1800	0	7	1945	5	7000	N	N	5818 NE 197TH ST
003	401710	0040	1/24/2003	255000	1810	0	7	1977	3	9750	N	N	4510 NE 203RD PL
003	868166	0100	5/10/2004	315000	1860	900	7	1954	3	14875	N	N	5401 198TH PL NE
003	402770	1293	8/23/2004	335000	1880	0	7	1990	3	11200	N	N	19025 57TH PL NE
003	402770	0909	7/20/2004	307450	1920	0	7	1963	3	9860	N	N	5640 NE 199TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	402770	0592	12/9/2004	262000	1980	0	7	1968	3	8500	N	N	5231 NE 193RD PL
003	401711	0360	5/13/2005	300000	2090	0	7	1962	3	14560	N	N	4612 NE 203RD CT
003	115563	0120	4/9/2004	335000	2170	0	7	1996	3	9000	N	N	3502 NE 192ND PL
003	073200	0200	4/2/2004	339950	1040	940	8	1963	3	12250	N	N	4001 NE 186TH ST
003	402770	0003	6/18/2004	390000	1210	900	8	1984	3	12567	N	N	4505 NE 201ST ST
003	402770	0804	6/23/2004	267950	1210	0	8	1979	3	9450	N	N	19302 59TH PL NE
003	440090	0080	6/9/2005	300000	1230	860	8	1975	4	13700	N	N	4619 NE 194TH ST
003	402770	1143	12/17/2004	349000	1250	580	8	1979	3	7499	N	N	20427 61ST AV NE
003	401760	0080	3/15/2005	425000	1320	930	8	2005	3	8298	N	N	4005 NE 195TH PL
003	662060	0010	8/1/2005	291400	1320	530	8	1979	3	9625	N	N	4945 NE 193RD ST
003	662060	0010	4/29/2003	353000	1340	1340	8	1956	3	18750	N	N	4945 NE 193RD ST
003	380000	0120	6/15/2005	360000	1370	540	8	1967	3	11990	N	N	4760 NE 203RD ST
003	032604	9073	6/28/2004	345000	1380	1250	8	1979	3	8294	N	N	19213 37TH AV NE
003	255816	0020	3/24/2003	320000	1380	1250	8	1979	3	8294	N	N	6109 NE 203RD ST
003	402770	1067	12/8/2005	410000	1390	1090	8	1978	3	11200	N	N	19619 61ST PL NE
003	402770	1062	12/23/2004	312000	1400	300	8	1969	3	7005	N	N	19712 60TH AV NE
003	868166	0130	6/22/2004	399000	1400	820	8	1976	3	12342	N	N	5413 198TH PL NE
003	402290	2997	6/27/2004	298900	1400	1150	8	1966	3	11809	N	N	4030 NE 195TH ST
003	402940	0270	5/14/2004	405000	1410	1320	8	1998	3	12000	N	N	19500 35TH AV NE
003	402290	2515	1/26/2005	360000	1470	1080	8	1975	3	17600	N	N	3942 NE 186TH ST
003	402290	2960	3/10/2003	285000	1480	780	8	1979	3	10875	N	N	19522 40TH PL NE
003	402770	1095	6/15/2004	277000	1480	380	8	1979	3	9624	N	N	6033 NE 201ST LN
003	345970	0330	6/9/2005	500000	1510	1180	8	1959	5	12750	N	N	20216 41ST PL NE
003	570870	0070	4/15/2004	359950	1520	960	8	1968	4	8023	N	N	20409 55TH PL NE
003	402940	0090	6/6/2005	325000	1530	670	8	1975	3	12740	N	N	3710 NE 197TH ST
003	276371	0090	9/8/2004	327000	1550	0	8	1972	3	10221	N	N	19415 49TH PL NE
003	276371	0070	7/14/2004	399000	1610	910	8	1977	4	8875	N	N	19403 49TH PL NE
003	402290	1955	10/29/2004	350000	1620	1070	8	1964	3	16800	N	N	3642 NE 195TH ST
003	402290	3070	9/26/2005	412000	1630	1250	8	1977	3	7066	N	N	19216 40TH PL NE
003	440070	0410	5/13/2004	398950	1640	920	8	1978	3	37600	N	N	18757 47TH AV NE
003	032604	9029	3/18/2005	385000	1660	440	8	1968	3	10313	N	N	19037 37TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	401740	0050	5/14/2003	417500	1740	1740	8	1962	3	11080	N	N	4212 NE 197TH ST
003	402770	0880	12/29/2004	425000	1760	750	8	1970	4	9850	N	N	19628 55TH AV NE
003	928900	0050	9/2/2004	399950	1780	930	8	1977	3	9660	N	N	19535 38TH AV NE
003	868166	0120	6/23/2003	306000	1790	600	8	1968	3	12530	N	N	5409 NE 198TH PL
003	255800	0070	4/14/2004	430000	1800	1700	8	1968	4	9600	N	N	6045 NE 204TH ST
003	032604	9069	8/22/2003	289950	1820	210	8	1977	3	10000	N	N	19227 37TH AV NE
003	402770	0807	8/30/2004	399950	1860	0	8	1980	3	6798	N	N	19315 59TH PL NE
003	402770	0809	4/20/2004	395000	1860	0	8	1980	3	6798	N	N	19314 58TH PL NE
003	928900	0060	6/11/2003	415000	1860	610	8	1964	3	16800	N	N	19527 38TH AV NE
003	259740	0260	9/30/2004	289910	1910	0	8	1960	3	24750	N	N	4420 NE 203RD PL
003	511600	0120	11/4/2005	470500	1920	260	8	1990	3	30800	N	N	5830 NE 204TH PL
003	401711	0390	3/17/2003	378346	1950	580	8	2002	3	11325	N	N	4515 NE 204TH PL
003	401700	0090	3/1/2004	409000	1950	450	8	1963	3	10350	N	N	20367 45TH AV NE
003	812860	0050	11/17/2003	384950	1970	640	8	2003	3	14851	N	N	19554 44TH AV NE
003	402770	0919	5/14/2004	333000	1980	0	8	1967	3	10720	N	N	5626 NE 200TH PL
003	019260	0110	10/24/2005	499900	2060	1680	8	1977	3	22400	N	N	20120 47TH AV NE
003	255810	0200	7/23/2004	406000	2060	650	8	1968	3	15720	N	N	6032 NE 202ND ST
003	115563	0020	6/28/2004	542000	2070	1130	8	1976	4	26200	N	N	3523 NE 192ND PL
003	402770	0651	3/3/2004	335000	2080	0	8	1990	3	9660	N	N	19824 47TH AV NE
003	401711	0380	5/9/2003	395000	2090	0	8	1993	3	11650	N	N	4600 NE 203RD CT
003	617990	0130	10/21/2005	315000	2100	0	8	1953	3	10115	N	N	5802 NE 198TH PL
003	402770	0779	9/24/2004	459950	2100	620	8	1922	4	20700	N	N	19527 61ST AV NE
003	402770	0975	6/29/2004	409950	2130	0	8	1960	4	11240	N	N	20428 61ST AV NE
003	402290	3192	2/21/2005	335000	2180	0	8	1975	3	9245	N	N	19131 45TH PL NE
003	401740	0030	8/16/2005	468600	2190	0	8	1993	3	9355	N	N	4146 NE 197TH ST
003	402290	2260	8/22/2003	320000	2200	0	8	1975	4	6900	N	N	19053 40TH PL NE
003	812370	0020	6/23/2005	650000	2220	0	8	1940	4	40950	N	N	5540 NE 195TH ST
003	401711	0090	1/14/2004	359500	2220	0	8	1987	3	9800	N	N	4622 NE 201ST PL
003	401711	0110	10/21/2004	435000	2230	0	8	1988	4	9570	N	N	4608 NE 203RD PL
003	345910	0300	8/8/2005	462000	2240	0	8	1984	3	15615	N	N	5475 NE 200TH PL
003	345900	0260	4/23/2004	415000	2270	1610	8	1978	4	8232	N	N	5102 NE 201ST PL

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**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	255810	0050	1/17/2003	285000	2290	0	8	1979	3	9601	N	N	6020 NE 203RD ST
003	511600	0255	2/14/2005	430000	2340	0	8	1953	3	17499	N	N	5610 NE 204TH ST
003	440070	0320	10/3/2003	430000	2340	660	8	1997	3	10700	N	N	19006 46TH AV NE
003	402770	1065	5/5/2004	370000	2350	0	8	1992	3	11550	N	N	19615 61ST PL NE
003	402770	0772	6/30/2004	530500	2380	660	8	1931	5	14300	N	N	5827 NE 195TH PL
003	259330	0060	12/22/2004	357950	2380	0	8	1993	3	7215	N	N	19230 38TH PL NE
003	259320	0190	9/2/2003	395000	2380	720	8	1969	3	10900	N	N	3704 NE 192ND ST
003	259740	0010	2/12/2003	301000	2480	0	8	1984	3	8018	N	N	20119 44TH AV NE
003	402770	0771	4/8/2004	430500	2560	180	8	1986	3	15000	N	N	5835 NE 195TH PL
003	402770	0651	6/19/2003	400000	2690	0	8	1987	3	11158	N	N	19824 47TH AV NE
003	402770	0976	5/7/2004	449500	2780	0	8	2004	3	11275	N	N	20426 61ST AV NE
003	402770	0822	7/18/2003	380000	3120	0	8	1958	4	14694	N	N	19427 58TH AV NE
003	346100	0020	10/6/2003	320000	3320	0	8	1977	3	6900	N	N	19055 47TH PL NE
003	932095	0010	12/13/2004	520000	1460	1020	9	1989	3	32710	N	N	5450 NE 203RD PL
003	259320	0010	11/22/2004	432000	1720	1300	9	1978	4	10300	N	N	3705 NE 192ND ST
003	932095	0010	12/5/2005	470000	2670	0	9	1958	4	14455	N	N	5450 NE 203RD PL
003	402770	0823	2/24/2003	399950	2870	0	9	2002	3	7644	N	N	19405 58TH AV NE
003	032604	9123	4/12/2005	556000	3000	0	9	1962	3	19330	N	N	19348 35TH AV NE
003	932340	0060	3/7/2005	650000	3080	0	9	1999	3	49094	N	N	18503 43RD AV NE
003	402290	2523	11/4/2004	585000	3860	1700	9	1993	3	23261	N	N	18521 40TH PL NE
003	440070	0410	8/17/2005	807000	2970	1490	10	1994	3	29469	N	N	18757 47TH AV NE
003	570680	0050	11/15/2004	703500	2970	1490	10	1994	3	29469	N	N	19034 53RD AV NE
004	039710	0150	2/27/2004	199000	750	0	6	1930	4	15086	N	N	6413 NE 188TH ST
004	381550	0040	4/11/2003	233000	1200	440	6	1921	4	11798	N	N	6428 NE 184TH ST
004	883190	0090	5/20/2003	209950	590	580	7	1985	3	7379	N	N	18431 61ST AV NE
004	112604	9099	6/21/2005	299950	810	390	7	1926	4	16476	N	N	18417 61ST PL NE
004	381550	0085	10/17/2005	345000	830	830	7	1981	3	11747	N	N	6409 NE 183RD ST
004	689180	0270	10/7/2004	255500	900	0	7	1970	3	6700	N	N	19328 63RD PL NE
004	689180	0380	4/17/2003	217950	900	0	7	1970	3	6700	N	N	19424 63RD AV NE
004	689182	0210	7/29/2003	210000	960	0	7	1953	3	9590	N	N	19101 62ND AV NE
004	670820	0100	8/17/2004	330000	1030	910	7	1989	3	8120	N	N	19420 66TH PL NE

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**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	618170	0280	11/14/2005	292500	1080	720	7	1958	4	9200	N	N	6453 NE 182ND ST
004	883290	0240	4/27/2005	274000	1090	620	7	1955	3	9000	N	N	18305 57TH AV NE
004	883290	0250	2/16/2005	225000	1090	620	7	1955	3	9000	Y	N	18319 57TH AV NE
004	670820	0270	5/3/2005	325000	1110	700	7	1955	3	8840	N	N	19321 67TH AV NE
004	414090	0245	3/13/2004	285000	1120	390	7	1981	3	12938	N	N	18737 56TH AV NE
004	414090	0186	8/12/2003	232950	1120	620	7	1965	3	7896	N	N	5530 NE 187TH ST
004	883351	0030	2/17/2004	210000	1150	0	7	1960	3	9800	N	N	19302 65TH PL NE
004	381710	0030	1/22/2005	244900	1190	0	7	1967	3	10656	N	N	6108 NE 188TH PL
004	617870	0085	10/5/2005	375500	1220	320	7	1975	3	8000	N	N	6233 NE 187TH ST
004	883350	0010	3/11/2004	285000	1230	660	7	1958	3	9600	N	N	19004 65TH AV NE
004	617893	0330	10/22/2003	294500	1240	500	7	1965	3	9350	N	N	6527 NE 188TH ST
004	402290	6187	3/1/2004	289000	1310	1310	7	1955	5	7771	N	N	5103 NE 188TH ST
004	618170	0195	10/8/2004	319000	1310	420	7	1974	3	7880	N	N	6269 NE 182ND ST
004	414009	0060	9/22/2004	306000	1320	820	7	1968	3	13000	N	N	19112 KENLAKE PL NE
004	381870	0172	4/18/2003	365000	1320	920	7	1998	3	6159	N	N	18502 61ST AV NE
004	414050	0045	5/26/2005	350000	1330	650	7	1969	3	13000	N	N	18558 60TH AV NE
004	386240	0010	4/22/2003	330000	1340	830	7	1969	4	8640	N	N	5014 NE 188TH ST
004	039700	0210	8/20/2003	265000	1340	400	7	1969	4	9282	N	N	18511 64TH PL NE
004	386240	0070	1/22/2004	346950	1360	1270	7	1986	3	7750	N	N	4927 NE 190TH ST
004	883290	0060	8/19/2005	309500	1370	0	7	1954	4	10336	N	N	5727 NE 180TH ST
004	414009	0160	7/8/2005	335000	1390	0	7	1960	4	10197	N	N	6177 NE 194TH PL
004	414090	0335	6/18/2004	350000	1430	1430	7	1962	3	17710	N	N	18830 57TH AV NE
004	381870	0008	7/12/2004	405000	1430	0	7	1925	4	52272	N	N	6109 NE 190TH ST
004	883351	0090	9/22/2005	345000	1460	0	7	1952	4	9750	N	N	19410 65TH PL NE
004	883351	0100	9/11/2003	235000	1480	0	7	1947	3	8662	N	N	19416 65TH PL NE
004	883351	0230	10/21/2004	287000	1500	0	7	1966	4	9800	N	N	19304 65TH AV NE
004	414009	0190	9/15/2005	329950	1500	0	7	1954	4	13206	N	N	6164 NE 194TH PL
004	883351	0250	7/1/2003	218800	1540	0	7	1959	3	12728	N	N	19316 65TH AV NE
004	883290	0170	1/2/2004	228000	1560	0	7	1954	3	9450	N	N	5503 NE 182ND ST
004	381710	0010	7/1/2004	430000	1560	1460	7	1989	3	33405	N	N	18735 61ST PL NE
004	883351	0260	4/11/2003	266000	1600	0	7	1980	3	10080	N	N	19322 65TH AV NE

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**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	618170	0500	9/2/2003	274950	1630	0	7	1958	4	9975	N	N	18204 64TH AV NE
004	670820	0280	1/2/2003	257000	1630	0	7	1958	4	9975	N	N	19331 67TH AV NE
004	617870	0146	3/26/2003	322500	1640	1480	7	1975	3	11157	N	N	18724 63RD AV NE
004	617870	0105	8/24/2004	329500	1700	0	7	1967	4	16000	N	N	18725 63RD AV NE
004	414050	0065	7/22/2004	341000	1710	650	7	1976	4	14520	N	N	18749 60TH AV NE
004	883351	0340	10/25/2005	335000	1730	0	7	1965	3	6700	N	N	19309 65TH PL NE
004	414090	0360	12/20/2005	326000	1920	0	7	1963	3	11619	N	N	18800 57TH AV NE
004	883290	0685	4/1/2003	296450	2010	0	7	2002	3	4233	N	N	18408 60TH AV NE
004	039700	0080	3/21/2003	319950	2010	0	7	2002	3	5707	N	N	6503 NE 188TH ST
004	414090	0075	4/1/2003	314950	2010	0	7	2002	3	5381	N	N	18516 55TH AV NE
004	883290	0735	7/23/2003	390000	2400	0	7	2003	3	10126	N	N	18112 60TH AV NE
004	414090	0240	5/7/2004	264500	1140	400	8	1959	3	8125	N	N	18731 56TH AV NE
004	670820	0040	12/8/2005	375000	1180	870	8	1975	3	7300	N	N	19155 66TH PL NE
004	414090	0060	6/13/2003	258500	1200	560	8	1959	3	11172	N	N	18521 55TH AV NE
004	414090	0080	9/16/2003	240000	1200	390	8	1959	3	9709	N	N	18526 55TH AV NE
004	670820	0050	6/11/2004	305000	1230	870	8	1975	3	7200	N	N	19165 66TH PL NE
004	381670	0065	4/26/2004	319950	1240	860	8	1975	3	8450	N	N	18773 KENLAKE PL NE
004	402290	7832	10/23/2003	308000	1240	910	8	1975	3	7526	N	N	18516 53RD AV NE
004	414090	0130	10/27/2005	379000	1240	910	8	1975	3	7800	N	N	18505 58TH AV NE
004	617893	0350	1/18/2005	295500	1240	670	8	1975	3	7200	N	N	18713 66TH AV NE
004	381670	0060	1/29/2003	260000	1280	600	8	1975	3	7680	N	N	18779 KENLAKE PL NE
004	883350	0220	6/29/2005	319000	1280	1180	8	1952	3	8280	N	N	19221 65TH PL NE
004	381670	0050	4/21/2005	425000	1320	930	8	2005	3	9672	N	N	18744 KENLAKE PL NE
004	381670	0050	3/23/2005	426000	1320	930	8	2005	3	7772	N	N	18744 KENLAKE PL NE
004	259700	0130	10/22/2003	315000	1330	790	8	1979	3	10593	N	N	18821 53RD AV NE
004	617893	0070	7/14/2004	349500	1350	680	8	1978	3	10800	N	N	18614 66TH AV NE
004	381670	0110	12/15/2003	287000	1420	710	8	1971	3	11270	N	N	6170 NE 187TH PL
004	617893	0230	3/6/2003	218000	1450	0	8	1953	4	9200	N	N	18841 66TH AV NE
004	039710	0230	10/18/2004	397000	1460	430	8	1970	4	11700	N	N	18531 64TH PL NE
004	414009	0340	10/9/2003	380000	1490	730	8	1979	3	12600	N	N	6150 NE 192ND ST
004	402290	7730	10/21/2005	385000	1500	500	8	1975	3	7400	N	N	18746 53RD AV NE

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**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	883350	0060	3/14/2005	344000	1580	0	8	1960	4	10072	N	N	6519 NE 192ND PL
004	402290	6142	9/16/2003	298900	1580	340	8	2003	3	6350	N	N	5020 NE 187TH ST
004	381550	0055	10/14/2004	515000	1590	960	8	1979	4	9360	N	N	18410 64TH AV NE
004	617893	0330	9/17/2003	340000	1590	1510	8	1977	3	10355	N	N	6527 NE 188TH ST
004	381550	0075	9/12/2005	394000	1670	740	8	1967	3	10870	N	N	6434 NE 183RD ST
004	402290	6270	6/4/2003	296000	1720	0	8	1967	4	13665	N	N	5216 NE 187TH ST
004	414090	0315	11/29/2004	365000	1760	0	8	1954	4	12807	N	N	18813 57TH AV NE
004	617893	0190	5/26/2004	335000	1810	950	8	1977	3	10064	N	N	18846 66TH AV NE
004	618170	0625	9/8/2004	345100	1870	0	8	1998	3	5717	N	N	6242 NE 182ND ST
004	670810	0006	11/17/2003	390000	1880	1250	8	1993	3	7422	N	N	6639 NE 190TH ST
004	617870	0045	4/20/2005	442500	1880	1080	8	1967	4	13230	N	N	6258 NE 184TH ST
004	670820	0020	6/2/2004	544392	1980	1200	8	2004	3	7217	N	N	19131 66TH PL NE
004	689180	0470	9/15/2003	365500	2020	800	8	1975	3	18900	N	N	6234 NE 193RD CT
004	039710	0040	3/10/2003	475000	2040	1060	8	1998	3	4948	N	N	6431 NE 190TH ST
004	883351	0010	3/21/2003	374900	2090	0	8	1996	3	8160	N	N	19226 65TH PL NE
004	039710	0120	2/23/2004	299000	2100	0	8	1968	3	22024	N	N	18804 64TH AV NE
004	617870	0027	7/23/2003	337500	2160	0	8	1963	3	12664	N	N	18237 64TH AV NE
004	039710	0130	9/1/2004	341300	2160	0	8	2004	3	7392	N	N	18718 64TH AV NE
004	689180	0500	10/25/2004	487500	2180	1780	8	1974	4	12550	N	N	6237 NE 193RD CT
004	414090	0050	1/13/2003	465000	2190	1470	8	1985	4	13053	N	N	5331 NE 187TH ST
004	689182	0200	4/12/2004	374850	2300	300	8	2003	3	4792	N	N	6212 NE 193RD ST
004	381670	0090	10/27/2003	395000	2410	0	8	1985	4	9770	Y	N	18723 KENLAKE PL NE
004	883290	0050	12/22/2003	383500	2420	0	8	2003	3	6000	N	N	5801 NE 180TH ST
004	883290	0505	5/28/2003	450000	2420	0	8	2002	3	9739	N	N	18020 57TH AV NE
004	670810	0005	7/27/2005	412000	2490	0	8	2005	3	6771	N	N	6635 NE 191ST ST
004	617893	0050	7/15/2004	428000	2530	730	8	1967	4	12470	N	N	18526 66TH AV NE
004	883290	0190	5/17/2004	420000	2530	730	8	1967	4	12470	N	N	5536 NE 182ND ST
004	381550	0005	5/25/2005	419950	2580	0	8	2005	3	7001	N	N	18407 66TH AV NE
004	381870	0192	12/30/2004	445000	2590	0	8	1990	3	11574	N	N	6117 NE 187TH ST
004	012604	9056	7/20/2003	425000	2610	0	8	1998	3	8031	N	N	6709 NE 195TH ST
004	402290	6283	10/31/2003	414500	2650	0	8	2000	3	6000	N	N	18725 53RD AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	381630	0105	8/2/2005	495000	1970	0	9	1999	3	6363	N	N	6175 NE 187TH PL
004	259700	0040	5/12/2004	454900	2070	0	9	1998	3	4432	N	N	18812 51ST AV NE
004	259700	0046	2/18/2003	395000	2110	570	9	1999	3	4081	N	N	18804 51ST AV NE
004	381710	0010	3/4/2005	425000	2390	0	9	1993	3	15000	N	N	18735 61ST PL NE
004	414050	0180	4/20/2005	406550	2470	0	9	2005	3	5044	N	N	18709 58TH AV NE
004	414090	0235	7/26/2004	494950	2550	780	9	2000	3	17973	N	N	18727 56TH AV NE
004	689180	0410	7/25/2005	490000	2560	0	9	1988	3	10090	N	N	6189 NE 194TH PL
004	112604	9104	10/20/2005	532500	2650	0	9	1989	3	9752	Y	N	6118 NE 182ND ST
004	414009	0030	12/15/2004	441700	2770	0	9	2004	3	4800	N	N	19014 KENLAKE PL NE
004	381550	0030	5/5/2005	457500	2790	0	9	2004	3	4800	N	N	6448 NE 184TH ST
004	039710	0220	10/6/2004	451200	2790	0	9	2004	3	5583	N	N	18535 64TH PL NE
004	670820	0340	2/2/2005	529000	2880	0	9	2004	3	5815	N	N	19130 66TH PL NE
004	381550	0105	5/14/2004	522000	2900	0	9	2003	3	7016	N	N	6455 NE 183RD ST
004	402290	7760	5/21/2003	445000	2970	0	9	1986	4	10651	N	N	18742 53RD AV NE
004	617870	0047	6/2/2004	439000	2980	0	9	1990	3	9712	N	N	6260 NE 184TH ST
004	381670	0100	7/23/2003	447500	2990	0	9	1990	4	9627	N	N	18701 KENLAKE PL NE
004	112604	9032	3/11/2003	439000	3000	0	9	1990	3	9822	N	N	6113 NE 182ND ST
004	689182	0150	4/21/2005	489021	3010	0	9	2005	3	5043	N	N	6219 NE 193RD ST
004	689182	0070	12/14/2004	487750	3010	0	9	2004	3	4786	N	N	6229 NE 191ST ST
004	670820	0090	3/8/2005	555000	3040	0	9	2004	3	6280	N	N	19425 66TH PL NE
004	381870	0006	2/2/2005	475653	3120	0	9	2004	3	4800	N	N	6115 NE 190TH ST
004	414009	0110	8/4/2005	514938	3120	0	9	2005	3	4800	N	N	19216 KENLAKE PL NE
004	689182	0170	8/9/2005	494305	3120	0	9	2005	3	4788	N	N	6235 NE 193RD ST
004	883290	0275	1/24/2005	575000	4000	450	9	1990	3	13222	N	N	5605 NE 184TH ST
004	381550	0180	12/12/2005	885000	3210	0	10	2005	3	21877	N	N	18224 66TH AV NE

***Improved Sales Removed from this Annual Update Analysis***

**Area 4**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	115550	0110	3/1/2004	210000	Bankruptcy - Receiver Or Trustee
1	115561	0100	5/23/2003	50000	Related Party, Friend, Or Neighbor
1	115564	0110	4/26/2005	387500	Obsolescence
1	138830	0025	11/4/2004	355450	Relocation - Sale By Service
1	255590	0360	5/29/2003	177803	Exempt From Excise Tax
1	255590	0360	8/7/2003	197000	Imp. Characteristics Changed Since Sale;
1	263690	0025	3/25/2005	72858	Quit Claim Deed
1	263690	0091	10/15/2003	20700	Quit Claim Deed; Partial Interest (103, 102, Etc.)
1	263690	0151	10/17/2003	80000	DOR Ratio
1	263690	0168	9/10/2003	236900	Unfinished Area
1	263690	0280	3/1/2004	305000	Relocation - Sale By Service
1	267230	0140	7/28/2004	281000	Bankruptcy - Receiver Or Trustee
1	378210	0055	6/23/2005	184000	Estate Administrator, Guardian, Or Executor
1	378270	0090	11/15/2004	245000	Imp. Characteristics Changed Since Sale;
1	378270	0090	5/3/2004	75000	No Market Exposure; Dor Ratio
1	378270	0160	6/20/2003	215000	Imp. Characteristics Changed Since Sale;
1	396190	0050	10/27/2005	137500	DOR Ratio
1	397170	1730	7/28/2004	155000	Related Party, Friend, Or Neighbor
1	397170	1807	12/15/2003	232000	Imp. Characteristics Changed Since Sale;
1	397170	1882	8/26/2005	299999	ActivePermitBeforeSale>25K
1	397170	1882	3/12/2005	241045	ActivePermitBeforeSale>25K
1	397170	1975	10/26/2004	171000	Imp. Characteristics Changed Since Sale;
1	397290	0020	4/3/2003	272000	Related Party, Friend, Or Neighbor
1	397290	0135	5/12/2005	235000	Related Party, Friend, Or Neighbor
1	397290	0185	5/7/2003	183000	Imp. Characteristics Changed Since Sale;
1	397290	0230	6/10/2004	215000	Imp. Characteristics Changed Since Sale;
1	397290	0274	8/19/2004	180000	Imp. Characteristics Changed Since Sale
1	397290	0274	8/20/2004	77510	Imp. Characteristics Changed Since Sale
1	397290	0431	2/9/2003	179401	Imp. Characteristics Changed Since Sale;
1	397290	0608	5/2/2003	42684	Quit Claim Deed; Partial Interest (103, 102, Etc.)
1	402290	0494	3/23/2004	208000	Imp. Characteristics Changed Since Sale
1	402290	0974	9/9/2005	529950	%Compl
1	402290	0975	9/20/2005	495500	% Complete
1	402290	1532	3/3/2004	7500	Quit Claim Deed
1	402410	1385	1/4/2005	160000	Imp. Characteristics Changed Since Sale;
1	402410	1430	5/2/2005	257000	Diagnostic Outlier
1	402410	1605	3/10/2003	285000	Relocation - Sale By Service
1	402410	1632	8/17/2005	255000	Diagnostic Outlier
1	402410	1940	2/22/2005	187570	Exempt From Excise Tax
1	402410	1940	5/5/2005	210000	Government Agency; Exempt From Excise Tax
1	402410	1942	5/1/2003	250000	Related Party, Friend, Or Neighbor
1	418190	0005	12/30/2003	178850	No Market Exposure
1	418190	0049	7/30/2003	171000	Bankruptcy - Receiver Or Trustee
1	615290	0124	4/8/2004	169500	Related Party, Friend, Or Neighbor
1	615290	0125	4/20/2005	250000	Related Party, Friend, Or Neighbor
1	615290	0305	5/28/2003	232123	Related Party, Friend, Or Neighbor

***Improved Sales Removed from this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	615290	0310	4/23/2004	191000	Imp. Characteristics Changed Since Sale;
1	615290	0421	9/12/2003	114000	Quit Claim Deed
1	615290	0421	10/14/2003	113325	Quit Claim Deed; Partial Interest (103, 102, Etc.)
1	664250	0030	11/14/2005	269000	Estate Administrator, Guardian, Or Executor
1	715370	0040	6/18/2004	180000	Related Party, Friend, Or Neighbor
1	866520	0010	4/21/2003	218000	No Market Exposure
1	866590	0040	1/31/2003	420000	Diagnostic Outlier
1	866590	0098	8/23/2005	53686	Statement To Dor
1	866590	0203	3/25/2005	424977	Relocation - Sale By Service
1	866590	0203	3/25/2005	424977	Relocation - Sale To Service
1	866590	0316	11/17/2003	235900	Forced Sale
1	866590	0324	7/1/2004	560000	Diagnostic Outlier
1	866590	0333	12/1/2005	499950	Diagnostic Outlier
1	942550	0017	5/25/2004	270000	Estate Administrator, Guardian, Or Executor
1	951300	0040	9/16/2004	120000	No Market Exposure; Dor Ratio
1	010010	0015	7/5/2005	125000	Quit Claim Deed; Statement To Dor
1	010010	0055	6/26/2003	198650	Estate Administrator, Guardian, Or Executor
2	115410	0155	3/15/2004	240000	Related Party, Friend, Or Neighbor
2	115410	0310	4/9/2003	179000	No Market Exposure
2	401930	0051	12/9/2004	207000	Related Party, Friend, Or Neighbor
2	401930	0331	2/16/2005	925000	1 of only 3 gr 11 imps
2	401930	0395	3/14/2003	275000	Imp. Characteristics Changed Since Sale;
2	401930	0473	7/9/2004	320000	Related Party, Friend, Or Neighbor
2	401930	0520	3/5/2004	250000	Refund; No Market Exposure
2	401930	0540	6/27/2003	520000	Imp. Characteristics Changed Since Sale;
2	401930	0650	5/12/2004	320335	Imp. Characteristics Changed Since Sale;
2	401930	0835	10/24/2003	250000	Obsolescence
2	401930	0836	10/24/2003	250000	DOR Ratio
2	401930	0845	12/17/2004	530000	Related Party, Friend, Or Neighbor
2	401930	0900	4/13/2005	500000	Related Party, Friend, Or Neighbor
2	401930	0970	10/29/2003	440000	Imp Count
2	401930	0975	5/10/2005	700000	Imp Count
2	401930	0990	4/22/2003	483000	Imp Count
2	401930	1070	5/25/2004	435000	Unfinished Area
2	401930	1170	6/16/2003	780000	Imp Count
2	401930	1470	12/22/2003	565000	No Market Exposure
2	401930	1545	7/18/2005	301000	Imp Count
2	401990	0080	7/9/2003	125000	No Market Exposure; Dor Ratio
2	402110	0050	7/27/2004	270000	No Market Exposure
2	402290	6393	7/29/2003	310000	Estate Administrator, Guardian, Or Executor
2	402350	0036	9/22/2005	460000	Exempt From Excise Tax
2	402350	0285	5/17/2005	315000	Related Party, Friend, Or Neighbor
2	402350	0327	8/30/2005	565000	Imp Count
2	402350	0505	1/22/2003	130000	Imp. Characteristics Changed Since Sale;
2	402350	0656	3/6/2003	265000	No Market Exposure
2	402350	0671	8/3/2005	257000	Related Party, Friend, Or Neighbor

***Improved Sales Removed from this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	402350	0740	6/1/2005	182000	Imp Count
2	771700	0040	11/12/2003	350000	No Market Exposure
2	771700	0110	9/14/2005	250000	Related Party, Friend, Or Neighbor
2	032604	9055	12/1/2004	63785	Quit Claim Deed
2	032604	9060	7/27/2004	180000	Tear Down
2	032604	9063	1/16/2004	283000	Obsolescence
2	032604	9087	6/18/2003	200000	No Market Exposure
2	032604	9115	7/22/2005	411500	Characteristics do not match what sold
3	255800	0060	7/28/2004	76152	Related Party, Friend, Or Neighbor
3	255800	0080	7/28/2004	69382	Quit Claim Deed
3	255800	0110	4/14/2003	50000	Quit Claim Deed
3	255810	0040	5/16/2003	152756	Related Party, Friend, Or Neighbor
3	255815	0110	5/5/2005	306500	Estate Administrator, Guardian, Or Executor
3	259320	0170	12/26/2003	240000	Imp. Characteristics Changed Since Sale;
3	259320	0170	5/19/2004	360000	Related Party, Friend, Or Neighbor
3	259320	0190	1/10/2005	300000	Imp. Characteristics Changed Since Sale;
3	259740	0280	3/7/2003	284000	Imp. Characteristics Changed Since Sale;
3	345900	0220	2/4/2004	175523	Quit Claim Deed; Partial Interest (103, 102, Etc.)
3	379060	0060	2/11/2003	239200	Non-Representative Sale
3	380000	0150	5/28/2003	370000	Imp. Characteristics Changed Since Sale;
3	401711	0270	5/17/2005	425000	Diagnostic Outlier
3	401760	0050	3/9/2004	312500	Unfinished Area
3	402290	0077	4/20/2004	375000	Bankruptcy - Receiver Or Trustee
3	402290	0413	6/20/2003	325000	Open Space
3	402290	0420	8/16/2005	505000	Open Space Designation Continued Ok'D After Sale
3	402290	0448	1/27/2004	200000	No Market Exposure
3	402290	1760	10/26/2005	388000	1 of only 3 gr 5 imps
3	402290	1760	8/21/2003	231000	1 of only 3 gr 5 imps
3	402290	2515	10/21/2004	435000	Relocation - Sale To Service
3	402290	2710	9/26/2003	300000	Non-Representative Sale
3	402290	2717	7/23/2004	356000	Non-Representative Sale
3	402290	2717	6/17/2003	215000	Quit Claim Deed
3	402290	2900	1/22/2003	306000	Forced Sale
3	402290	2932	8/16/2005	775000	% Complete
3	402290	3080	8/5/2003	78000	Imp. Characteristics Changed Since Sale;
3	402290	4913	10/20/2003	310000	Imp. Characteristics Changed Since Sale;
3	402290	5150	6/23/2003	170000	No Market Exposure
3	402770	0035	8/2/2004	200000	No Market Exposure
3	402770	0039	2/7/2003	232500	Imp. Characteristics Changed Since Sale;
3	402770	0396	5/14/2004	405000	Relocation - Sale By Service
3	402770	0488	9/29/2005	305000	Obsolescence
3	402770	0525	1/9/2004	150000	No Market Exposure
3	402770	0529	8/19/2004	289900	Relocation - Sale To Service
3	402770	0627	2/18/2005	777000	1 of only 3 gr 11 imps
3	402770	0630	9/10/2004	251000	Related Party, Friend, Or Neighbor
3	402770	0651	2/9/2005	512000	Relocation - Sale By Service

***Improved Sales Removed from this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	402770	0715	3/24/2005	100630	Quit Claim Deed
3	402770	0779	8/28/2003	330000	Presale
3	402770	0790	4/13/2003	327450	Builder Or Developer Sales;
3	402770	0826	10/29/2004	125000	GOR Ratio
3	402770	0885	8/27/2003	2000	Quit Claim Deed
3	402770	0917	9/14/2004	334900	No Market Exposure
3	402770	0975	4/21/2003	260000	Segregation And/Or Merger;
3	402770	0976	9/24/2003	115000	GOR Ratio
3	402770	1142	11/16/2004	175000	No Market Exposure
3	402770	1275	11/4/2004	330000	No Market Exposure
3	402770	1297	3/24/2004	245000	Estate Administrator, Guardian, Or Executor
3	440070	0085	5/23/2003	340000	Imp. Characteristics Changed Since Sale;
3	440070	0101	5/30/2003	350000	No Market Exposure
3	570680	0100	9/10/2003	330000	Relocation - Sale By Service
3	662060	0130	11/3/2005	420000	Diagnostic Outlier
3	868166	0010	10/12/2005	494460	% Complete
3	928900	0040	8/29/2003	134464	Related Party, Friend, Or Neighbor
3	928910	0210	9/23/2005	54705	Quit Claim Deed; Related Party, Friend, Or Neighbor
3	022604	9043	5/5/2004	225000	Segregation And/Or Merger;
3	066200	0035	5/22/2003	320000	Imp. Characteristics Changed Since Sale;
3	073200	0030	9/25/2003	22089	Quit Claim Deed; Partial Interest (103, 102, Etc.)
3	073200	0060	11/10/2003	322700	Related Party, Friend, Or Neighbor
3	073200	0100	5/5/2003	110238	Related Party, Friend, Or Neighbor
3	073201	0070	5/7/2004	155000	GOR Ratio
4	112604	9024	4/22/2003	10000	Quit Claim Deed
4	112604	9045	7/19/2005	500000	Obsol; PrevImp<=10K
4	112604	9070	10/20/2005	400000	Diagnostic Outlier
4	112604	9088	8/4/2004	225000	Imp. Characteristics Changed Since Sale
4	112604	9108	6/25/2004	309500	Imp. Characteristics Changed Since Sale;
4	259700	0075	9/7/2004	264000	Imp. Characteristics Changed Since Sale;
4	259700	0110	12/20/2005	320000	1031 Trade
4	381550	0100	5/3/2005	421000	Estate Administrator, Guardian, Or Executor
4	381550	0140	4/21/2003	269000	Imp. Characteristics Changed Since Sale;
4	381550	0160	11/11/2005	440000	Estate Administrator, Guardian, Or Executor
4	381550	0165	2/27/2003	240000	Forced Sale
4	381630	0010	6/15/2005	657500	Unfinished Area
4	381670	0015	2/12/2003	250000	No Market Exposure
4	381670	0060	12/20/2005	525000	Diagnostic Outlier
4	381870	0016	12/23/2003	176151	No Market Exposure
4	381870	0123	12/21/2004	345000	No Market Exposure
4	386240	0020	1/8/2004	123886	Quit Claim Deed; Partial Interest (103, 102, Etc.)
4	402290	6100	11/29/2005	248000	1 of only 3 gr 5 imps
4	402290	6142	11/26/2003	234000	Imp. Characteristics Changed Since Sale;
4	402290	6283	7/9/2003	200000	Imp. Characteristics Changed Since Sale;
4	402290	6350	1/13/2003	379950	Imp. Characteristics Changed Since Sale;
4	402290	7730	9/25/2003	250000	GOR Ratio

***Improved Sales Removed from this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	414050	0120	3/31/2005	225457	Exempt From Excise Tax
4	414090	0140	4/9/2003	270000	Related Party, Friend, Or Neighbor
4	414090	0260	2/25/2004	368000	Related Party, Friend, Or Neighbor
4	617870	0065	4/25/2005	542000	1 of only 3 gr 11 imps
4	617870	0140	7/11/2003	235000	No Market Exposure
4	617870	0165	10/9/2003	380000	Imp. Characteristics Changed Since Sale;
4	617893	0020	12/15/2003	278500	Diagnostic Outlier
4	617893	0510	12/2/2005	171315	Related Party, Friend, Or Neighbor
4	618170	0280	5/20/2003	209950	Relocation - Sale By Service
4	618170	0550	9/16/2005	390500	Imp Count
4	618170	0570	12/17/2003	315000	Related Party, Friend, Or Neighbor
4	670820	0030	12/22/2005	159480	Related Party, Friend, Or Neighbor
4	670820	0090	7/22/2003	250000	Imp. Characteristics Changed Since Sale;
4	883140	0030	6/2/2003	330000	Estate Administrator, Guardian, Or Executor
4	883190	0080	7/23/2004	78580	Quit Claim Deed; Partial Interest (103, 102, Etc.)
4	883290	0375	4/8/2003	400000	Related Party, Friend, Or Neighbor
4	883290	0525	6/9/2004	445000	Estate Administrator, Guardian, Or Executor
4	883290	0540	10/22/2003	330000	DOR Ratio
4	883290	0570	6/11/2003	392000	Imp. Characteristics Changed Since Sale;
4	883290	0685	3/31/2004	235000	No Market Exposure
4	883290	0800	4/22/2003	295043	Quit Claim Deed; Statement To Dor
4	883350	0180	2/1/2005	316000	Estate Administrator, Guardian, Or Executor

**Vacant Sales Used in this Annual Update Analysis**  
**Area 4**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	263690	0151	10/17/03	80000	7392	N	N
001	402290	0650	3/1/05	276000	20510	N	N
001	402290	0974	5/21/03	300000	8864	N	N
001	402290	0975	5/21/03	300000	8113	N	N
001	741770	0660	5/24/05	250000	10650	N	N
001	866590	0233	4/8/03	120000	7016	N	N
002	401930	0067	5/24/05	305550	25761	N	N
002	401930	0835	10/24/03	250000	31942	N	N
002	401930	0836	10/24/03	250000	28898	N	N
002	401990	0080	7/9/03	125000	11275	N	N
002	402350	0820	6/2/03	290000	8298	N	N
003	022604	9067	5/9/05	164370	9982	N	N
003	022604	9067	11/10/04	150000	9982	N	N
003	073201	0070	5/7/04	155000	19160	N	N
003	255816	0210	5/4/05	135000	9930	N	N
003	402290	0300	10/17/05	153000	113256	N	N
003	402290	1680	2/26/04	104500	65775	N	N
003	402290	2931	10/21/04	192500	11250	Y	N
003	402290	3085	10/8/04	91250	27017	N	N
003	402290	5015	10/25/04	110000	17300	N	N
003	402290	5151	9/2/03	90000	9637	N	N
003	402290	5575	10/21/05	275000	18062	Y	N
003	402770	0014	4/27/04	250000	15750	N	N
003	402770	0785	5/13/03	120000	14851	N	N
003	402770	0886	4/20/05	765950	82328	N	N
003	402770	0976	9/24/03	115000	7001	N	N
003	868166	0010	4/8/04	1400000	4,815	N	N
003	868166	0020	4/8/04	1400000	4,800	N	N
003	868166	0030	4/8/04	1400000	4,800	N	N
003	868166	0040	4/8/04	1400000	4,800	N	N
003	868166	0050	4/8/04	1400000	4,800	N	N
003	868166	0060	4/8/04	1400000	5,044	N	N
003	868166	0110	4/8/04	1400000	5,043	N	N
003	868166	0120	4/8/04	1400000	4,788	N	N
003	868166	0130	4/8/04	1400000	4,786	N	N
003	868166	0140	4/8/04	1400000	5,583	N	N
004	112604	9175	4/19/05	125000	4536	N	N
004	402290	7740	9/25/03	470000	10,600	Y	N
004	402290	7750	9/25/03	470000	10,715	Y	N
004	402290	7760	9/25/03	470000	7,815	Y	N
004	617870	0045	6/26/03	307500	8501	N	N
004	617870	0047	6/26/03	307500	7217	N	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	615290	0398	3/17/04	550000	Multi-Parcel Sale; Includes Commercial Bldg
003	402290	3085	10/8/04	91250	No Market Exposure
003	402770	0731	4/20/05	391500	Builder Or Developer Sales
003	402770	0730	4/20/05	1392000	Builder Or Developer Sales



**King County**  
**Department of Assessments**  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor



SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr